WAYZATA PLANNING COMMISSION
Meeting Agenda

Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at: www.wayzata.org/wctv. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment). To speak during the Public Hearing portions of the meeting, you may call 1 312 626 6799, enter Zoom Meeting ID 967 5430 6785, and press *9 to speak. You will be placed on hold and muted until you have been recognized and invited to speak.

Monday, June 15, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
   a. Approval of May 18, 2020 Meeting Minutes
5. **Public Hearing Items**
   a. Consider Development Application for a Preliminary and Final Plat at 15610 Holdridge Road East
6. **Other Items**
   a. Review of Development Activities
   b. Planning Commissioner Report for the May 19, 2020 City Council Meeting
   c. Planning Commissioner Report for the June 2, 2020 City Council Meeting
   d. Planning Commissioner Liaison for the June 16, 2020 City Council Meeting
7. **Adjournment**

Upcoming Meetings:
City Council - June 16, 2020
Planning Commission - July 6, 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

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 4.a
TITLE: Approval of May 18, 2020 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the May 18, 2020 Planning Commission meeting.

ATTACHMENTS:

1. Draft May 18, 2020 Planning Commission Minutes

WAYZATA PLANNING COMMISSION
MEETING MINUTES
May 18, 2020

AGENDA ITEM 1. Call to Order

Chair Plantan called the meeting to order at 6:31 p.m.

Chair Plantan read a prepared statement:
Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the Commission, City staff, and others that are a part of the meeting will be participating by video or audio connections where we can all hear each other and see the presentations being made. We have a public forum and public hearing this evening on the agenda. If you'd like to speak during these portions of the meeting you may call 1-(312) 626-6799, enter the Zoom meeting ID 824019612, and press 9 to speak. Callers will be placed on hold and muted until the appropriate time of the meeting is reached. At that time, each caller will be recognized in turn, and invited to speak. Public comments continue to be welcomed and encouraged and we ask if possible, that comments of future agenda items be submitted in advance by emailing PublicComment@wayzata.org. Please include "public comments" in the subject line, your name and address, and the agenda item that you are speaking to. Comments can also be submitted by calling City staff or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/wctv.

AGENDA ITEM 2. Roll Call

Chair Plantan asked Planning Consultant Eric Zweber to take roll call.

Present at roll call were Commissioners: Plantan, Douglas, Merriam, Parkhill, Iverson, and Bashioum. Absent: Flannigan. Planning Consultant Eric Zweber, 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 May 18, 2020 agenda as presented.

The motion carried unanimously.

City Attorney Schelzel asked that the remaining Commission votes be done via roll call.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the Report and Recommendation for a Preliminary and Final Plat, Amendment to the PUD General Plan, Shoreland Impact Plan/Conditional Use Permit, and Design of Ventana Apartments, 253 Lake Street East
b.) Approval of May 4, 2020 Meeting Minutes

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

Hearing no such request, Chair Plantan asked for a motion to approve the Consent Agenda as presented.

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

Planner Zweber completed a roll call vote on the motion. The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items - None

AGENDA ITEM 6. Other Items:

a) Zoning Ordinance Amendment Topics

Planning Consultant, Eric Zweber explained that the Planning Commission had requested to see what possible Zoning Ordinance amendments were on the docket for consideration, and have the ability to weigh on priorities. He stated that the packet included a list of amendments being considered by staff based on previous feedback from the Planning Commission and the City Council. He noted that some of the amendments will be necessary to consider as a result of the approval of the 2040 Comprehensive Plan and changes in land use guidance. He explained that included in the list are sub-bullet points that explain why the amendment is being considered. The list comprised the following areas of possible amendments:

- Design Standards
- Planned Unit Development
- Floodplain, Shoreland, and Wetland Chapters
- C-4, C-4A, and C-4B Districts
- Repeat Land Use Request Standards
- Subdivision Ordinance
- Sign Ordinance
- Fence Ordinance
- R-5 District
- R-2, R-3, and R-3A

Chair Plantan asked if the Commissioners had any questions for staff.

Commissioner Bashioum asked if the list was in random order or if it was listed in order of priority.

Planner Zweber stated that it is a random list and is not intended to imply any sort of priority. He stated that the intent was to allow the Planning Commission to weigh in on their preferred priority. He stated that the items that are being amended to be in line with the 2040 Comprehensive Plan need to be addressed within 9 months of when it is formally adopted, which is expected at the June 2, 2020 City Council meeting.

Commissioner Bashioum asked how many on the list were related to the 2040 Comprehensive Plan.

Planner Zweber stated that the ones related to individual zoning districts: C-4, C-4A, C-4B, R-5, R-2, R-3, and R-3A are related to the 2040 Comprehensive Plan. He noted that he believes the subdivision ordinance may also be reviewed in relation to the Comprehensive Plan updates, but would have to look a little closer.

Commissioner Bashioum stated that she would like to discuss possible updates to the fence ordinance, as it has come into play over the last two years. She stated that there has been a lot of time spent talking about fence-related requests because they are coming up randomly one at a time. She stated that in order to minimize staff time as well as Planning Commission time, she would like to see the fence ordinance updated. She noted that she didn't really remember any other items coming up over and over again over the past year.

City Attorney Schelzel agreed that staff would find it helpful if the Commission can weigh in and let them know about things in the Zoning Ordinance that the Planning Commission recalls wrestling with when reviewing applications. He gave examples of things, like places where the Commission felt the code wasn't very clear, where they wished there was a simpler process, or when they wondered why the Commission needed to review a particular issue. He stated that it would also be helpful if the Commission could give direction to staff on whether a regulations was too strict or too loose.

Commissioner Parkhill stated that building materials have come up many times, especially the use of the new aluminum materials. He stated that he doesn't think anyone on the Commission has ever held these materials in their hands or even seen the material. He stated that it would be nice to have a discussion about what these materials are like and what they would look like in order to consider allowing them when conducting a Design Review. He stated that another issue that has come up has been maintenance. He stated that the Commission asks for it at times as a condition of approval, but doesn't feel like the City ever knows if things are maintained properly. He gave an example of an applicant stating that they will plant things or provide screening to properties from headlights, but doesn't think the City follows up to ensure that it really happens. He noted that these types of things don't come up as issues immediately after construction, but rather a few years down the road. He stated that both Commissioner Douglas and Commissioner Iverson have mentioned several times that there are things throughout the City that just don't look that good because they have been around for a while and haven't been maintained.

Planner Zweber stated that he thinks those are good comments, particularly regarding maintenance. He stated that staff can definitely review development agreements, and see what maintenance requirements are in them, and think about how the City ensures that those types of things happen. He stated that this may be more of an application review process and perhaps part of the certificate of occupancy and closing out of the development agreement.

Commissioner Douglas stated that she would like to add something about Design Review. She stated that she feels some developers feel like they need to have a large variety of materials. She feels some of the most attractive buildings in the City are those that are simpler and do not use a lot of different materials. She stated that she is unsure how this could be addressed, but feels there needs to be something included regarding simplicity.

Commissioner Bashioum asked if it would be possible for the Planning Commission to hold a workshop meeting to discuss the Design Standards and new materials, so there is an opportunity to see and touch the materials. She stated that a workshop would allow for time to have a lesson in maintenance of the new materials and how long they are expected to last. She noted that she agrees that maintenance needs to be addressed in the Design Standards and have it clearly noted that it applies to landscaping items as well as the building. She stated that the more specific the Commission can be in the Design Standards, the easier it should be to go through an application.

Chair Plantan stated that she agreed, and asked if there was a time the Commission could schedule a workshop meeting to review the current Design Standards and have a presentation and discussion around new building materials.

Planner Zweber stated that the short answer is yes, the Planning Commission can hold a workshop meeting. He stated that the long answer is that within the City's CIP, there is a project on the books called the Wayzata Corridor Study. He noted that building materials was planned to be a large part of that discussion. He explained that typically there is a Hennepin County grant for small area plans every year, but due to COVID-19 that has been cancelled. He stated that the City Council is discussing CIP items at their upcoming workshop. He stated that he thinks the City will know within a month or two whether this is a project far down the road or closer. He stated that if this study moves forward, ideally, he believes there will be a consultant that can help the Commission work through these issues.

Chair Plantan stated that she believes it would still be nice for the Commission to have a workshop even if there isn't a consultant to work alongside on these issues.

Planner Zweber thanked Chair Plantan for that input, and noted that he was just wanting to see if the Council had the appetite to move forward with this study without the grant from the County. He stated that if the Council decides to wait for the full corridor study, then holding a Planning Commission workshop would make a lot of sense.

Commissioner Bashioum asked if it would be possible to amend the design application process to require applicants to bring a sample of the materials.

Planner Zweber noted that this was something that was already intended for discussion on the design requirements.

Commissioner Merriam asked what the next step will be in this process. She stated that there are 10 different areas where the City is looking at potential amendments to the Zoning Ordinance text. She asked if the Commission would take them one at a time and discuss them at upcoming meetings.

Planner Zweber stated that staff should be getting more feedback from the Council on the items that are more at the CIP level and will need to start work on the amendments related to the 2040 Comprehensive Plan. He stated that the agenda this evening has a proposal is to cancel the June 1, 2020 Planning Commission meeting, but there could be further discussion on this topic at the Planning Commission's second scheduled meeting in June.

b) Review of Development Activities

Assistant Planner Kieser stated that the June 1, 2020 Planning Commission meeting is proposed to be cancelled because there are no development applications pending that would need review for that meeting. He noted that at the following meeting, there should be a development application for a subdivision on Holdridge Road East. He explained that this property had an application that was denied in 2016, and the property owner is coming back with a new application.

c) Cancelling June 1, 2020 Planning Commission Meeting

Chair Plantan stated that based on the input from Planner Zweber and Assistant Planner Kieser, the June 1, 2020 Planning Commission meeting will be cancelled.

d) Planning Commissioner Report for the May 5, 2020 City Council Meeting

Commissioner Merriam gave an overview of the May 5, 2020 City Council meeting. She stated that the meeting started with the Public Forum and a representative spoke on behalf of Wayzata businesses regarding re-opening on June 1, 2020 and the belief that most of the businesses will be able to survive this crisis. She explained that the Consent Agenda included the Development and TIF Agreements for the Lothenbach Family Offices, the Contract Renewal with Rainbow Tree Company, and a TIF Agreement for Melvin's. She stated that the Council also discussed $3.7 million in TIF funding which went out for bid and seven offers came in. She noted that the low bid came in from Piper Sandler. She asked if she had explained that correctly.

City Attorney Schelzel stated that was a good summary of the bond offering, and noted that the City was able to get a very favorable bond rate.

Commissioner Merriam stated that the Council also discussed and took action on the Boatworks proposal, and the Council aligned with the Planning Commission recommendation, but not the rooftop equipment variance. She stated that the resolution based on the Planning Commission recommendation passed 3-2 with a lot of discussion. She stated that the Council also discussed

potentially transferring of City funds for license, permit and fee credits for businesses affected by Panoway construction. She stated that there was discussion that because of COVID-19 all businesses in Wayzata are affected, so this item was tabled and will be brought back for further discussion at a future meeting.

Commissioner Bashioum stated that she had watched the Council meeting and found it particularly rewarding that the Council brought up how much time the Planning Commission had taken to consider all the Boatworks variance requests.

e) Planning Commissioner Liaison for the May 19, 2020 City Council Meeting

Chair Plantan noted that Commissioner Douglas will be the liaison for the Council meeting on May 19, 2020.

f) Planning Commissioner Liaison for the June 2, 2020 City Council Meeting

Chair Plantan noted that Commissioner Flannigan will be the liaison for the Council meeting on June 2, 2020.

g) Public Meeting Changes in Response to COVID-19 Pandemic

Assistant Planner Kieser stated that he believes that for the time being, City meetings will continue to be held via Zoom conference call.

Planner Zweber stated that this is correct and noted that the Emergency Management Team and City Manager Dahl have given direction to continue holding meetings via Zoom through the end of June. He stated that this decision will be re-evaluated in June to see if there is a way to move back to in person meetings in July.

Chair Plantan stated that on behalf of the Planning Commission, she wanted to wish City Administrator Dahl a happy birthday.

Commissioner Merriam stated that it would be helpful for the Commission to be able to see and feel building materials. She asked that as Zoom meetings continue whether materials could be left at the construction site in order for the Commission to be able to stop by and see and feel them prior to discussion.

Planner Zweber stated that another idea is that they are planning on having City Hall, the License Center and the Police Department open on June 1, 2020 so the materials may be able to be left in the Council Chambers or some other place within City Hall in order for the Commissioners to pop in and see the materials individually.

AGENDA ITEM 7. Adjournment.

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

Commissioner Merriam made a motion, seconded by Commissioner Douglas, to adjourn the Planning Commission meeting.

Planner Zweber completed a roll call vote on the motion. The motion carried unanimously.

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

Respectfully submitted,
Kayla Atkins Rokosz
TimeSaver Off Site Secretarial, Inc.

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 5.a
TITLE: Consider Development Application for a Preliminary and Final Plat at 15610 Holdridge Road East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: July 12, 2020	

BACKGROUND:

The property owners, Anna Ovsyannikova and Yengeniy Ogranovich, have submitted a development application to subdivide the property at 15610 Holdridge Rd E into two single-family residential lots. The existing house would remain and one new home would be constructed on the new lot. The proposal requires preliminary and final plat review.

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, Narrative, Survey, and Public Comments

Planning Report
Wayzata Planning Commission
June 15, 2020

Project Name:	Ovsyannikova Addition
Applicant	Anna Ovsyannikova and Yengeniy Ogranovich
Addresses of Request:	15610 Holdridge Rd E
Prepared by:	Nick Kieser, Assistant Planner
"60 Day" Deadline:	July 12, 2020

Development Application

Introduction
The property owners, Anna Ovsyannikova and Yengeniy Ogranovich, have submitted a development application to subdivide the property at 15610 Holdridge Rd E into two single-family residential lots. The existing house would remain and one new home would be constructed on the new lot. The proposal requires preliminary and final plat review.

Background
In 2016, a similar subdivision was submitted and reviewed by the Planning Commission and City Council. The minutes of the 2016 Public Hearing is attached to this staff report. In November of 2016, the Planning Commission approved a Report and Recommendation of Denial to go to the City Council on a 4-3 vote. The findings for the recommended denial stated that the proposed subdivision would have a new building pad that would have a negative impact on sensitive areas such as; wetlands, trees and vegetation, scenic points, and a distinctive wooded area of the neighborhood. It was noted that the creation of a new lot is not reflective of the surrounding lots which are significantly larger and wooded lots. The findings show that the average lot sizes of the neighborhood within 350 feet of the property is ~54,656 sq. ft.

In December of 2016, the City Council passed Resolution 49-2016 which denied the subdivision application on a 5-0 vote. The Resolution was based on and similar to the findings that the Planning Commission stated.

The subdivision application process noted above did go through different iterations of proposed subdivision plans. The eastern lot has been enlarged with these new proposed plans compared to the 2016 plan.

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

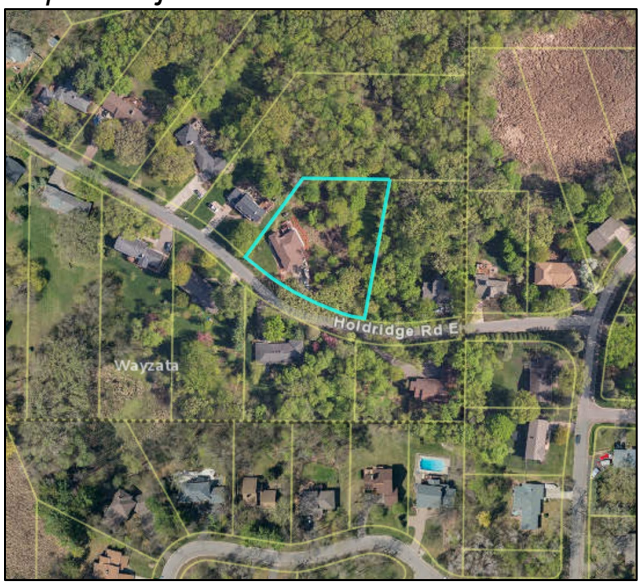
Address	PID	Owner
15610 Holdridge Rd E	04-117-22-33-0043	Anna Ovsyannikova and Yengeniy Ogranovich

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

Current Zoning	2040 Comp Plan Land Use Designation
R-2 Medium Density Single Family Residential	Low Density Single Family

Project Location
The property is located on Holdridge Road East near the border of Wayzata and Minnetonka:

Map 1: Project Location



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

A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the one existing lot into two lots. (City Code § 1003.02 and 1003.03)

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family home	R-2/Medium Density Single Family Residential District	Low Density Single Family
East	Single-family home	R-2/Medium Density Single Family Residential District	Low Density Single Family
South	Single-family home	R-2/Medium Density Single Family Residential District	Low Density Single Family
West	Single-family home	R-2/Medium Density Single Family Residential District	Low Density Single Family

Public Hearing Notice
The public hearing notice was published in the *Wayzata Sun Sailor* on June 5, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 3, 2020.

Analysis of Application

Lot Requirements
The proposed lots would meet the minimum lot requirements for the R-2 zoning district:

	Lot area (sq. ft.)	Lot width	Lot depth
R-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	19,537 sq. ft.	135.91 ft.	175 ft.
Lot 2	24,260 sq. ft.	100.26 ft.	222.82 ft.

Surrounding Lot Sizes
City Code Section 1003.02.E.7. states that one factor that the Planning Commission should consider that the lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area. The following summarizes the lot areas of the R-2 lots located within 350 feet of the property and within the City of Wayzata:

Address	Lot area
15714 Holdridge Rd E	50,533 sq. ft.
15706 Holdridge Rd E	103,197 sq. ft.
15700 Holdridge Rd E	87,758 sq. ft.
15600 Holdridge Rd E	40,305 sq. ft.
15601 Holdridge Rd E	27,824 sq. ft.
15607 Holdridge Rd E	36,789 sq. ft.
15611 Holdridge Rd E	38,419 sq. ft.
15709 Holdridge Rd E	49,030 sq. ft.
15803 Holdridge Rd E	58,029 sq. ft.

Proposed Houses:
City Code Section 1003.02.E.8. states that one factor that the Planning Commission should consider that the architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area. The applicant has submitted house plans for the new home on Lot 2. The proposed house plans and information are provided for context in this subdivision and are not the exact plans to be built. The proposed house would be two stories in height with a walk-out basement in the back of the house. The proposed subdivision plans also provide the location and footprint of the proposed house, which would meet the requirements of the R-2 zoning district.

Tree Preservation
The proposed plans show what the tree replacement requirements would be with the proposed house. There are 49 total trees located on the property, of which, 43 are designated as significant trees in the City's tree preservation ordinance, and 6 are designated as heritage trees. The proposed plans indicate the removal of 3 total trees, all significant trees. The tree preservation ordinance allows the removal of up to 25% of the inches of significant trees for a subdivision before mitigation is required. The proposed plans would remove 10.72% of the inches of significant trees.

Through a recent review of the City Forester, tree #49 should be listed as a heritage tree. The removal of this tree would require 53 inches of tree replacement. The applicant has proposed to put in trees along the landscaped berm which is east of the proposed home, but there is not specific plans for this landscaping currently.

Additional Information
On the new proposed lot there is a downward slope that leads towards the wetland in the rear of the lot. Any new home would be outside the wetland setback buffer. The renderings and elevations that the applicant has provided shows how a house could be built on the slope of the property as a two-story house with a walkout basement in the rear of the home. A grading plan would need to be provided and approved by our City Engineer prior to any construction of a new home on the site. Since this new lot slopes

down towards the rear of the home, there will need to be a grading and drainage plan that ensures the flow of stormwater will not go into surrounding properties.

Questions to Consider

1. Is this subdivision consistent with the 2040 Comprehensive Plan?
2. Will the creation of this new lot adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas?
3. Are the lot sizes similar to the lots in the surrounding neighborhood?

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

Attachments
Applicant's Narrative
Proposed Plans
House Concept Renderings
Excerpt of the 2016 Planning Commission Minutes

Applicable Code Provisions for Review

Preliminary Plat Criteria (§1003.02.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.

4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

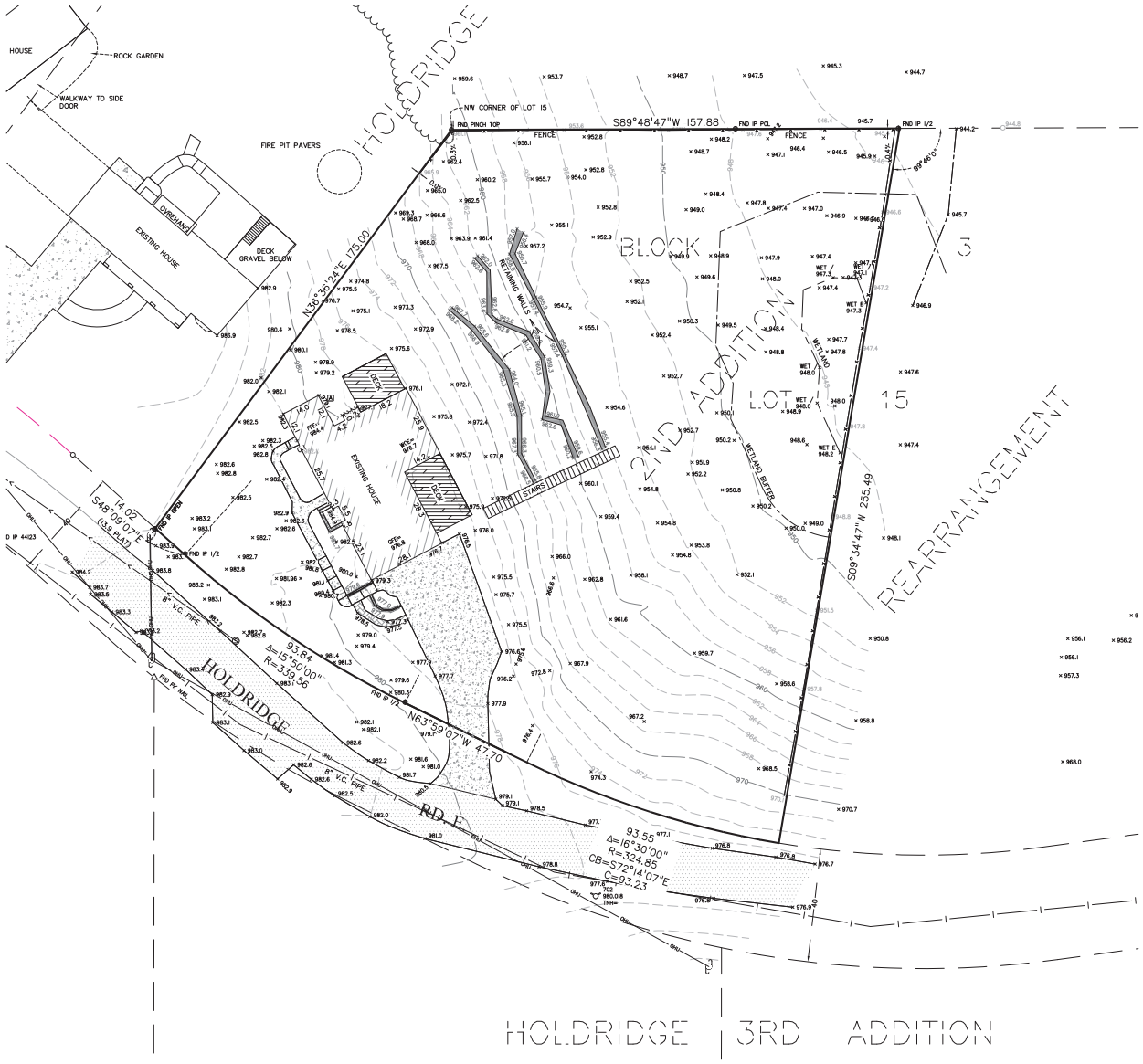
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

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



DESCRIPTION OF PROPERTY SURVEYED

That part of Lot 15, Block 3, Holdridge Second Addition Rearrangement, lying West of the following described line: Commencing at the Northwest corner of said lot; thence East along the North line of said lot a distance of 157.88 feet to the point of beginning of said line; thence deflecting right 99 degrees 46 minutes to the Southerly line of said lot, and there ending.

Site Address: 15610 Holdridge Road East, Wayzata, Minnesota, 55391

Flood Zone Information: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0328E, effective date of September 2, 2004.

Parcel Area Information: Gross Area: 43,797 s.f. ~ 1.005 acres

Benchmark: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 ~ Elevation=993.879 feet (NAVD88).

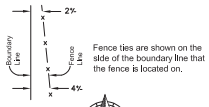
Zoning Information: The current Zoning for the subject property is R-2 (Medium Density Single Family Residential District) per the City of Wayzata's zoning map dated 04-28-2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web-site on the date of 03-21-2016 and are as follows:

Principal Structure Setbacks - Front: 25 feet; Side: 10 feet; Rear: 20 feet
Height: 2½ stories and 30 feet
Impervious surface: 30 percent of lot area
Lot Coverage: 20 percent of lot area

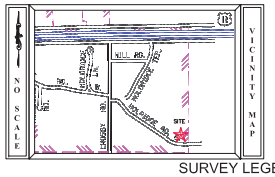
Accessory Structure Setbacks - Front: 30 feet; Side: 5 feet; Rear: 5 feet
Height: 20 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



Fence ties are shown on the side of the boundary line that the fence is located on.



SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- GUARD RAIL
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- WELL
- BITUMINOUS
- BSL — BUILDING SETBACK LINE
- CTV — CABLE TV
- CONCRETE CURB
- CONCRETE
- 960 — CONTOUR EXISTING
- CONTOUR PROPOSED
- DRAIN TILE
- ELC — ELECTRIC UNDERGROUND
- X — FENCE
- FO — FIBER OPTIC UNDERGROUND
- GAS — GAS UNDERGROUND
- OHU — OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TEL — TELEPHONE UNDERGROUND
- UTL — UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CL, AT	1	EMW	8/18/2016	10 FOOT FOUNDATION
DRAWN	2	EMW	10/7/2016	UPDATED WETLAND PER CITY
JJA	3	EMW	4/9/2020	UPDATED SURVEY
CHECKED				
DBP				
DATE				
03/21/2016				

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

Dated this 8th day of April, 2020.

Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

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

TWP.117 - RGE.22 - SEC.04
Project City: Wayzata
Hennepin County

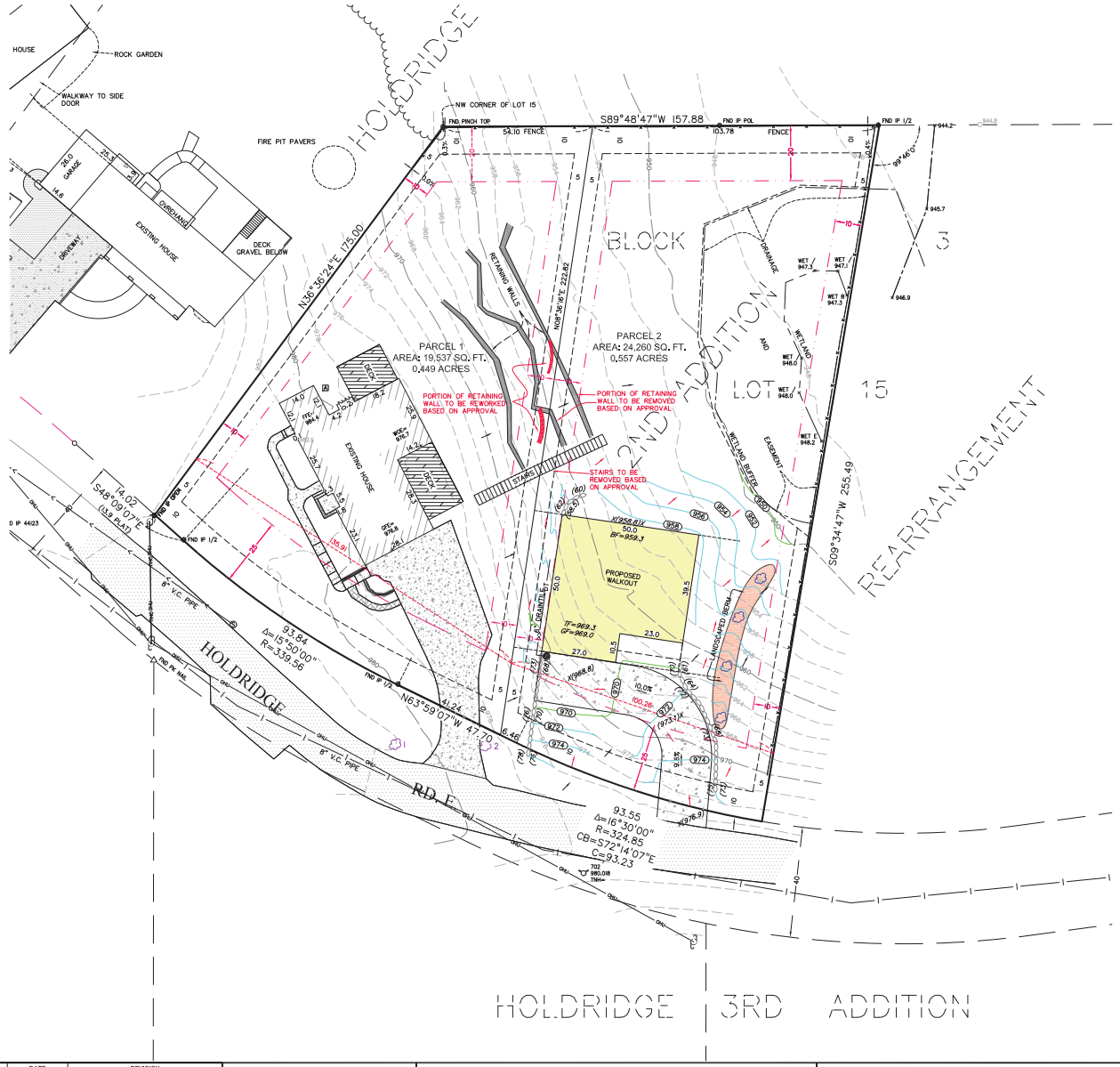
CERTIFICATE OF SURVEY

PREPARED FOR:

ANNA OVSYANNIKOVA

FILE NO. 68445-001

1 / 1



DESCRIPTION OF PROPERTY SURVEYED

That part of Lot 15, Block 3, Holdridge Second Addition Rearrangement, lying West of the following described line: Commencing at the Northwest corner of said lot; thence East along the North line of said lot a distance of 157.88 feet to the point of begining of said line; thence deflecting right 99 degrees 46 minutes to the Southerly line of said lot, and there ending.

Site Address: 15610 Holdridge Road East, Wayzata, Minnesota, 55391

Flood Zone Information: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0328E, effective date of September 2, 2004.

Parcel Area Information: Gross Area: 43,795 s.f. ~ 1.005 acres

Benchmark: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 – Elevation=993.879 feet (NAVD88).

Zoning Information: The current Zoning for the subject property is R-2 (Medium Density Single Family Residential District) per the City of Wayzata's zoning map dated 04-28-2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of 03-21-2016 and are as follows:

Principal Structure Setbacks - Front: 25 feet; Side: 10 feet; Rear: 20 feet
Height: 2½ stories and 30 feet
Impervious surface: 30 percent of lot area
Lot Coverage: 20 percent of lot area

Accessory Structure Setbacks - Front: 30 feet; Side: 5 feet; Rear: 5 feet
Height: 20 feet

Minimum Lot Standards- Lot Width - 100 feet
Lot Depth - 100 feet
Lot Area- 15,000 s.f.

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 observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Parcel 1 Info

Lot Area	= 19,537 Sq Ft
House Area	= 2,072 Sq Ft
Lot Coverage	= 10.6%
Concrete Area	= 1,928 Sq Ft
Deck Area	= 589 Sq Ft
Impervious Area	= 4,589 Sq Ft = 23.5%

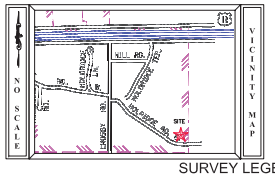
Parcel 2 Info

Lot Area	= 24,260 Sq Ft
House Area	= 2,226 Sq Ft
Lot Coverage	= 9.2%
Driveway Area	= 1,541 Sq Ft
Total Impervious Area	= 3,767 Sq Ft = 15.5%

Dirt Volumes

Backyard Fill=	75 Cu Yd
Driveway Cu=	108 Cu Yd
Driveway Fill=	177 Cu Yd
Net Fill=	144 Cu Yd

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN



NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- EXISTING DRAINAGE
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- GUARD RAIL
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- PROPOSED 4" TREE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- WELL
- PROPOSED DRAINAGE
- BITUMINOUS
- BSL BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- CONCRETE
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- X FENCE
- FO FIBER OPTIC UNDERGROUND
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- RAILROAD TRACKS
- SS SANITARY SEWER
- SS STORM SEWER
- TEL TELEPHONE UNDERGROUND
- UTL UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CL, AT	1	EMW	10/7/2016	UPDATED WETLAND PER CITY
DRAWN	2	EMW	11/21/2016	DIRT VOLUMES
JJA	3	EMW	12/14/2016	TREES, SWALE, BERM
CHECKED	4	EMW	4/8/2020	REVISED LOT LINE
DBP	5	EMW	4/14/2020	SMALL HOUSE REVISION
DATE				
03/21/2016				

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

Dated this 8th day of April, 2020.

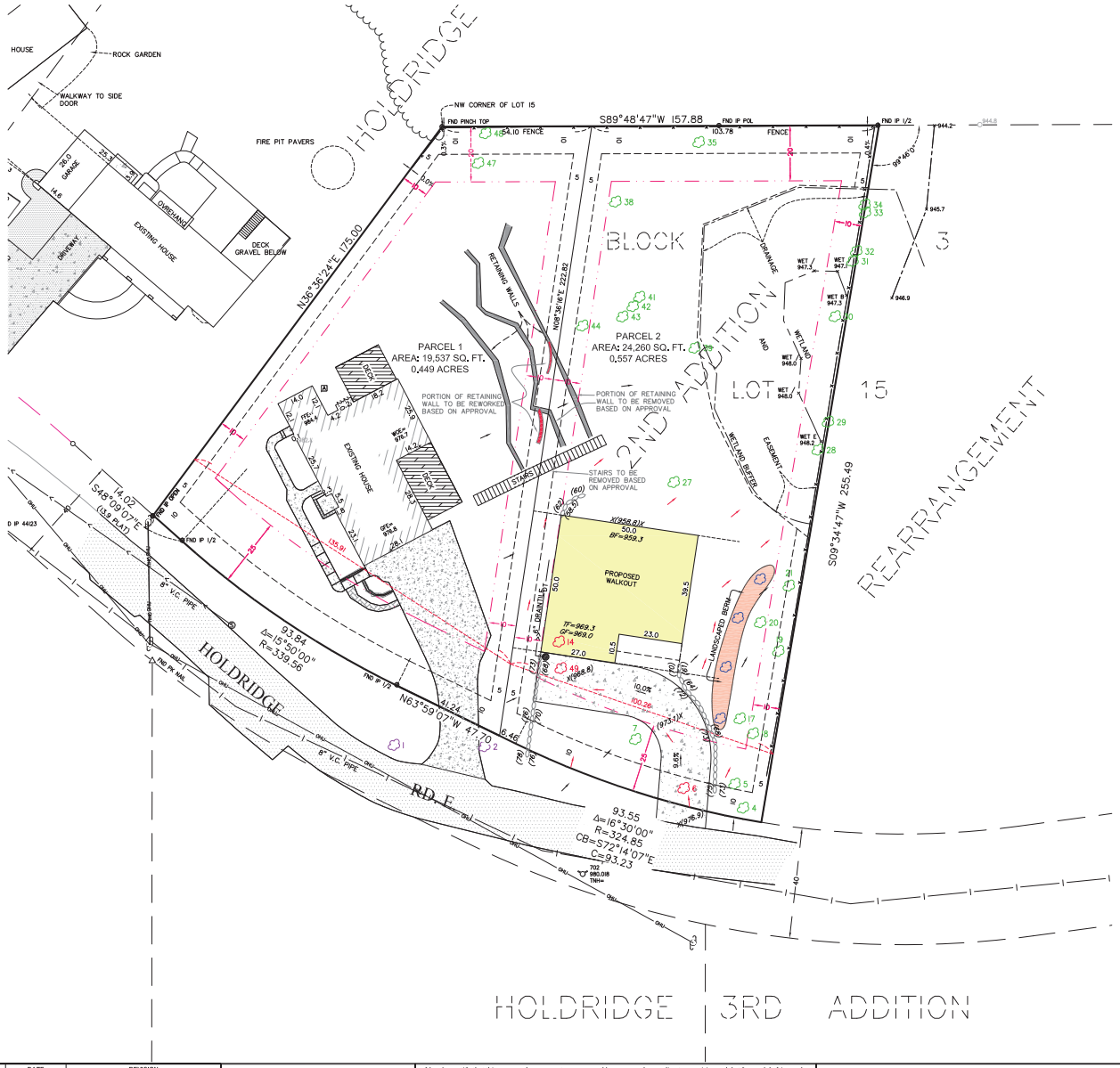
Jared J. Averbeck, PLS — Minnesota License No. 53642
javerbeck@sathre.com

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

TWP.117 - RGE.22 - SEC.04
Project City: Wayzata
Hennepin County

PRELIMINARY PLAT & GRADING PLAN
PREPARED FOR:
ANNA OVSYANNIKOVA

FILE NO. 68445-001
1 / 1



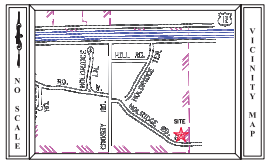
Tree #	Species	Caliper Inches	Condition	Caliper In Exempt	Caliper In Removed	Caliper In Saved
1	Oak, bur	35.0	Good	35.0		
2	Oak, bur	30.5	Good	30.5		
4	Basswood	71.5	Good			71.5
5	Oak, red	15.5	Good			15.5
6	Ash, green	8.5	Good		8.5	
7	Oak, bur	30.0	Good			30.0
14	Oak, bur	10.5	Good		10.5	
17	Oak, red	6.0	Good			6.0
18	Oak, red	13.0	Good			13.0
19	Basswood	7.5	Fair			7.5
20	Boxelder	17.0	Good			17.0
21	Oak, red	33.0	Fair			33.0
27	Ash, green	7.5	Good			7.5
28	Ash, green	15.5	Good			15.5
29	Boxelder	14.0	Good			14.0
30	Ash, green	8.0	Fair			8.0
31	Ash, green	7.5	Good			7.5
32	Ash, green	6.5	Fair			6.5
33	Ash, green	6.5	Good			6.5
34	Ash, green	8.5	Good			8.5
35	Boxelder	12.0	Good			12.0
38	Oak, red	18.0	Fair			18.0
39	Ash, green	20.5	Good			20.5
41	Ash, green	10.0	Good			10.0
42	Ash, green	10.0	Good			10.0
43	Ash, green	9.0	Good			9.0
44	Ash, green	7.0	Good			7.0
47	Boxelder	14.0	Good			14.0
48	Elm, American	11.0	Good			11.0
49	Oak, bur	26.5	Fair		26.5	
				65.5	45.5	379.0

Total Caliper Inches on Report	490.0	
Total Caliper Exempt (Off Site)	65.5	
Net Caliper Inches	424.5	
Total Caliper Inches Saved	379.0	89.28%
Total Caliper Inches Removed	45.5	10.72%

= Indicates Heritage Tree

Total Heritage Caliper Inches on Report	200.0	
Total Heritage Caliper Exempt (Off Site)	65.5	
Net Heritage Caliper Inches	134.5	
Total Heritage Caliper Inches Saved	134.5	100.00%
Total Heritage Caliper Inches Removed	0.0	0.00%

TREE TO BE SAVED
TREE TO BE REMOVED
TREE OFFSITE/EXEMPT
PROPOSED TREE



NORTH

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20 10 0 10 20 40
SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT
CATCH BASIN
FLARED END SECTION
GATE VALVE
GUY WIRE
HYDRANT
SURVEY MONUMENT SET
SURVEY MONUMENT FOUND
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UTILITY PEDESTAL
WELL
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BLDG BUILDING SETBACK LINE
CTV CABLE TV
CONCRETE CURB
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CONTOUR EXISTING
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DT DRAIN TILE
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X FENCE
FO FIBER OPTIC UNDERGROUND
GAS GAS UNDERGROUND
OHU OVERHEAD UTILITY
RAILROAD TRACKS
SANITARY SEWER
STORM SEWER
TEL TELEPHONE UNDERGROUND
UTL UTILITY UNDERGROUND
WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CL, AT	1	EMW	4/8/2020	UPDATED TREES
DRAWN	2	EMW	4/14/2020	SMALL HOUSE REVISION
JJA	3	EMW	4/16/2020	TREE LEGEND
CHECKED				
DBP				
DATE				
03/21/2016				

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

Dated this 8th day of April, 2020.

Jared J. Averbeck, PLS — Minnesota License No. 53642
javerbeck@sathre.com

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

TWP.117 - RGE.22 - SEC.04
Project City: Wayzata
Hennepin County

TREE SURVEY

PREPARED FOR:

ANNA OVSYANNIKOVA

FILE NO. 68445-001

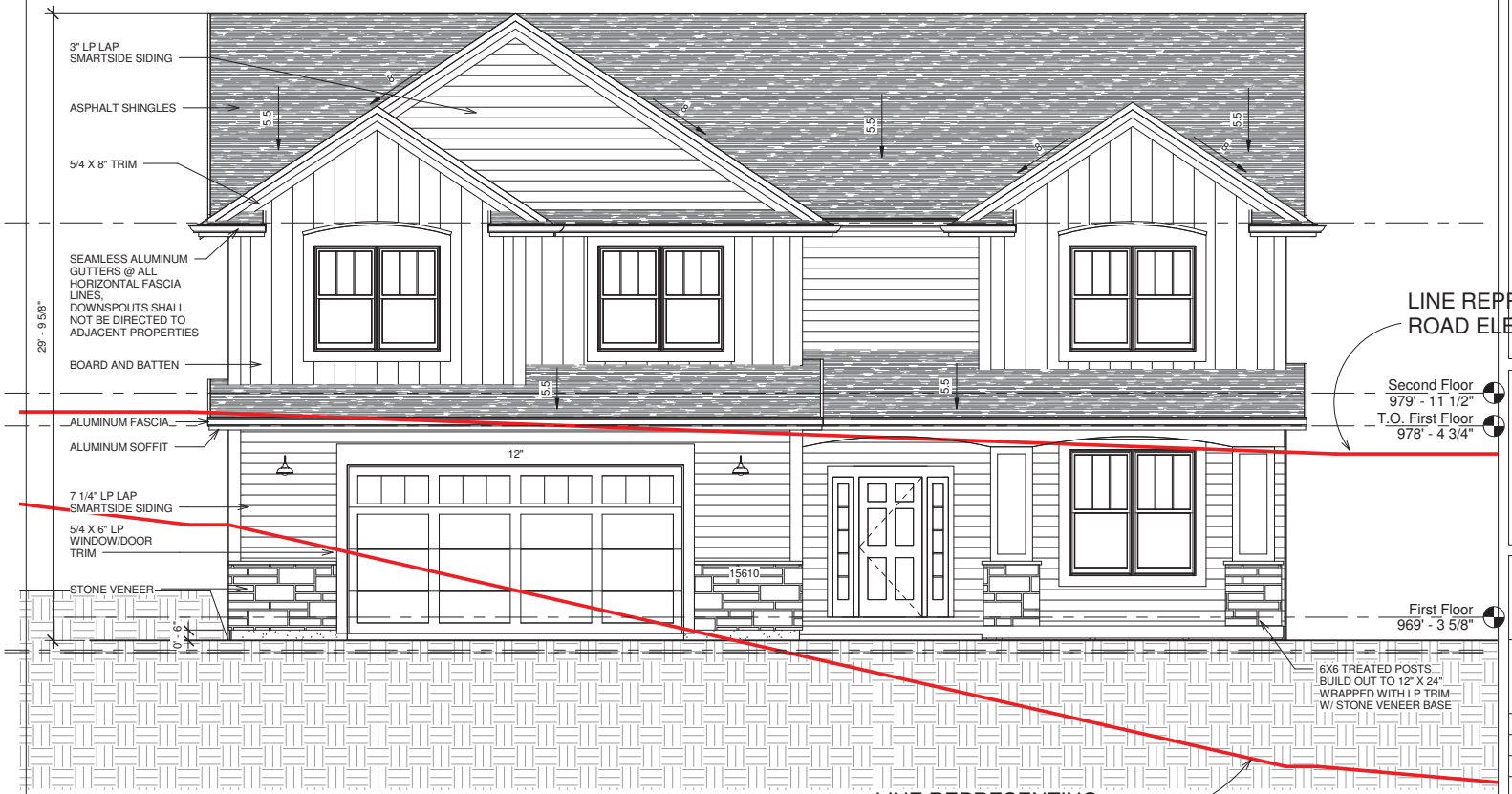
1 / 1

General Notes:

1. REINFORCE FND. WALLS PER CODE
2. PROVIDE POLY UNDER ALL INTERIOR SLABS
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL COMPONENTS PRIOR TO CONSTRUCTION TO MEET ALL APPLICABLE CODES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF SHEETING.
6. ALL EXTERIOR OPENINGS AND OPENINGS IN BEARING WALLS ARE TO HAVE A (2) 2X10 HEADER. (UNLESS NOTED OTHERWISE)
7. ALL BEAMS AND HEADERS ARE TO BE SPECIFIED BY LUMBER SUPPLIER.
8. WINDOWS AND DOORS ARE SPECIFIED A _____ WINDOWS.
9. MIN. WINDOW SILL HEIGHT SHALL BE 18" OR HIGHER.
10. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH AN APPROVED LADDER
11. ALL OPENINGS LESS THAN 4" @ ALL GUARDRAILS
12. GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
13. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM, ON EACH FLOOR INCLUDING THE BASEMENT, AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS
14. NOTE ON ALL PLANS
A. DBL. STUDS @ ALL WINDOWS AND PATIO DOOR HDRS, & POINT LOADS UNLESS NOTED OTHERWISE
B. PROVIDE SOLID BLOCKING @ ALL SUPPORT BEAMS, MICROLAMS, & GIRDER TRUSSES TO SUPPORT BELOW

Area Schedule

Finished Basement	1412 sf
Main Level	1609 sf
Upper Level	1789 sf
Garage	648 sf
Front Porch	138 sf



1 Front Elevation
1/4" = 1'-0"

AVA Studio
Phone: 612 532 8159
Email: prohomeexterior@yahoo.com

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GENERAL NOTES:

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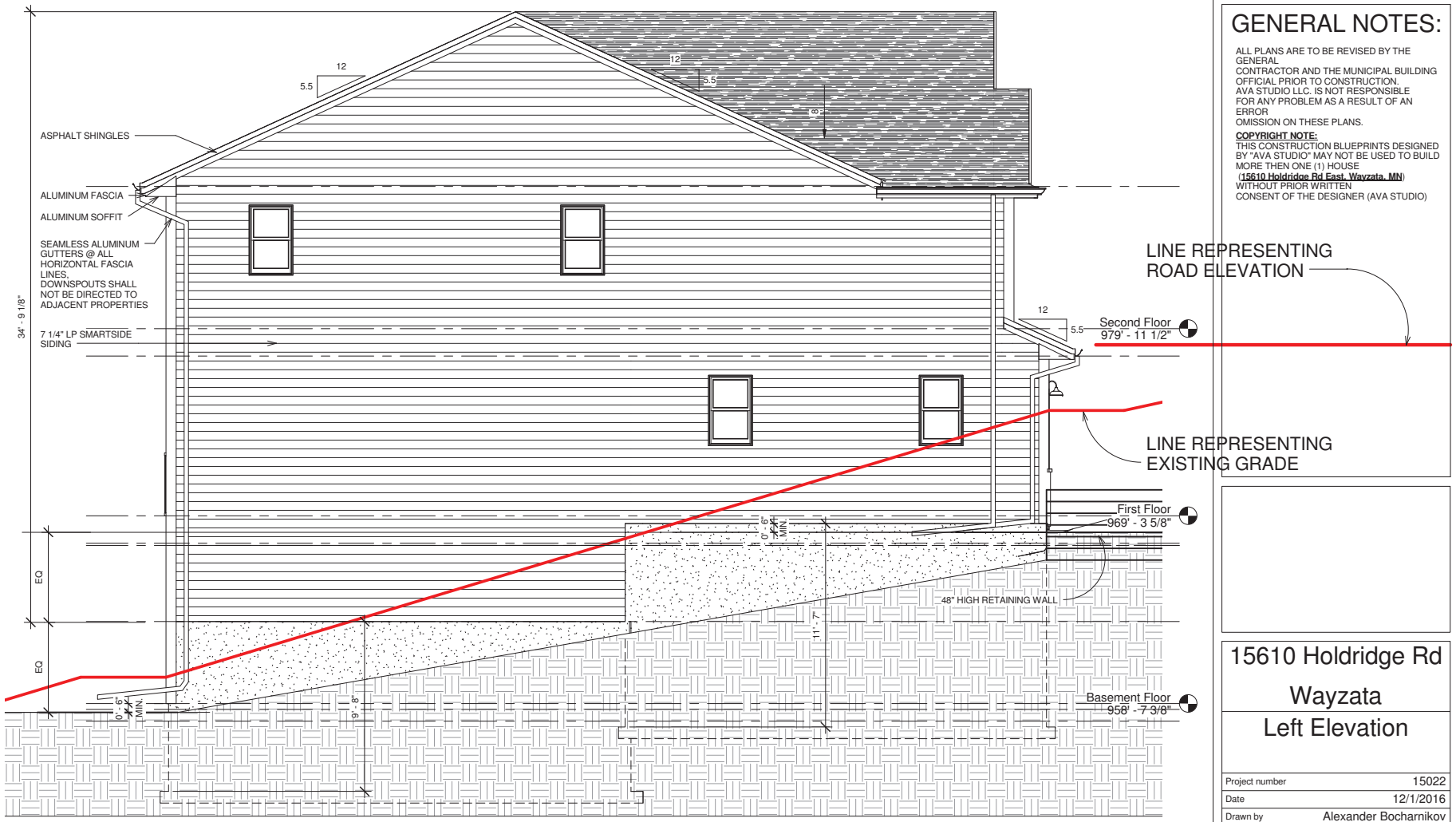
15610 Holdridge Rd
Wayzata
Front Elevation

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A01

Scale 1/4" = 1'-0"

12/15/2016 12:59:00 PM



1 Left Elevation
1/4" = 1'-0"

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(**15610 Holdridge Rd East, Wayzata, MN**)
WITHOUT PRIOR WRITTEN
CONSENT OF THE DESIGNER (AVA STUDIO)

15610 Holdridge Rd
Wayzata
Left Elevation

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A02

Scale	1/4" = 1'-0"

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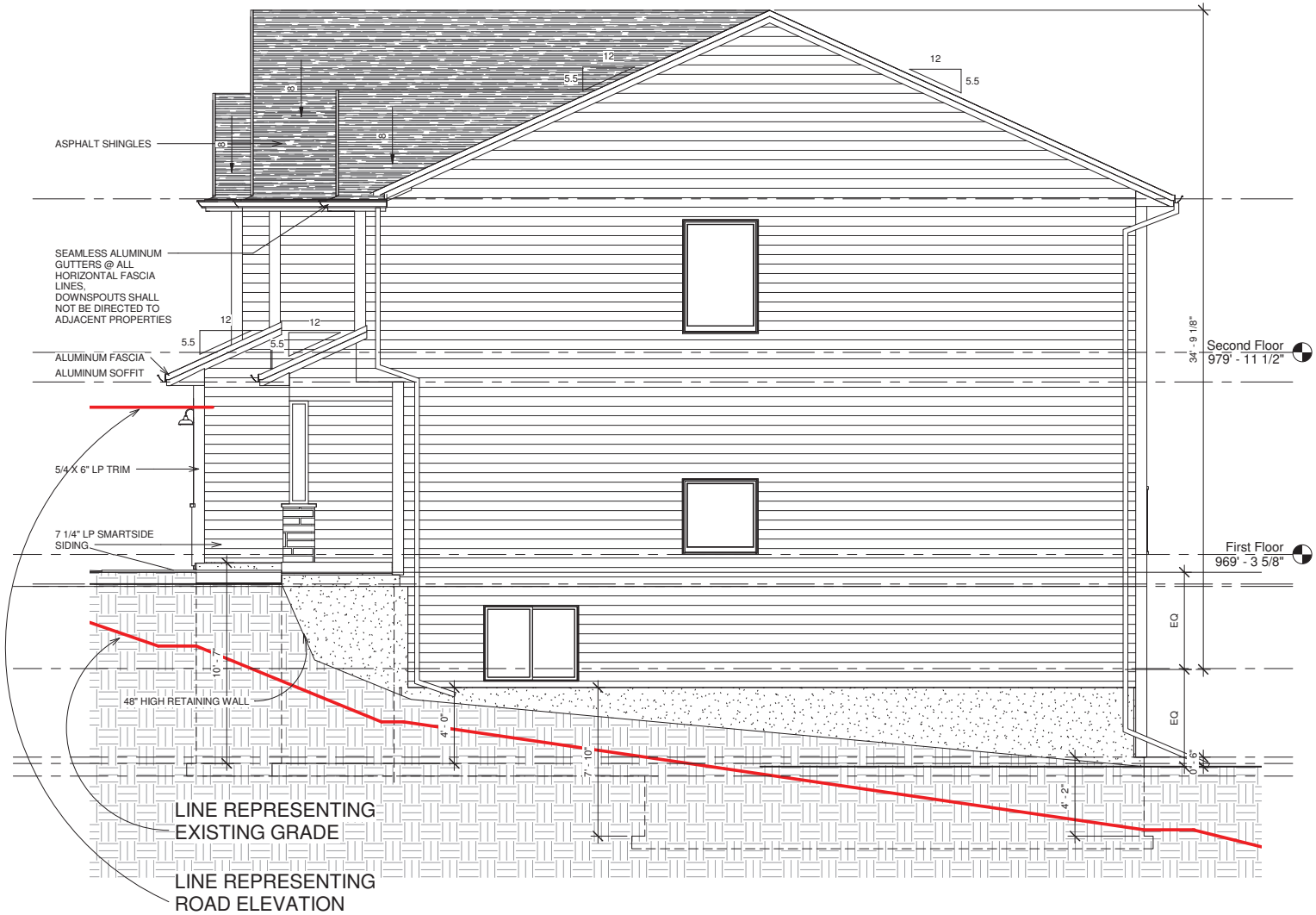

1 Right Elevation
1/4" = 1'-0"

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15610 Holdridge Rd
Wayzata
Right Elevation

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A03

Scale	1/4" = 1'-0"

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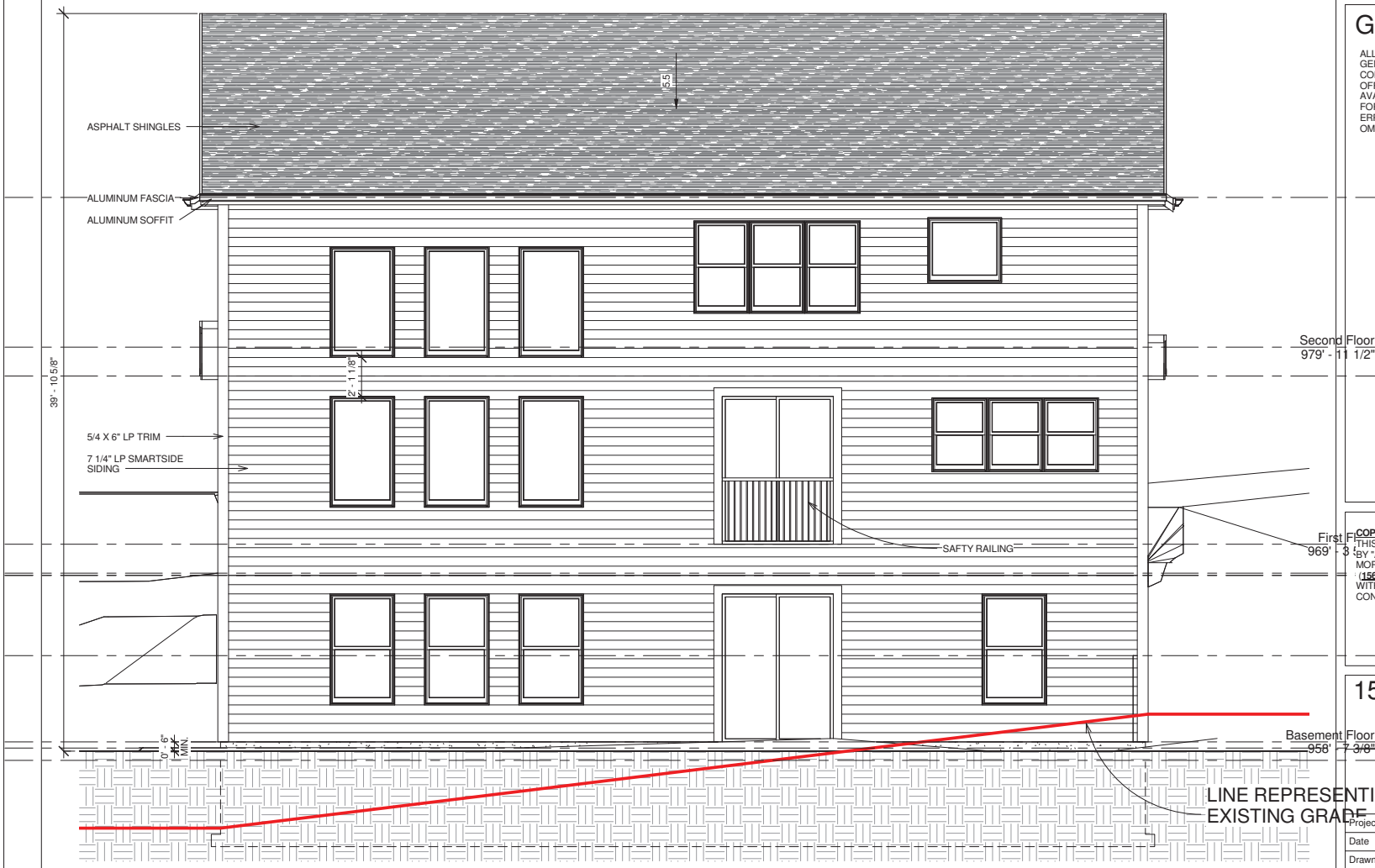

1 Rear Elevation
1/4" = 1'-0"

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CONSENT OF THE DESIGNER (AVA STUDIO)

15610 Holdridge Rd
Wayzata
Rear Elevation

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A04

Scale	1/4" = 1'-0"

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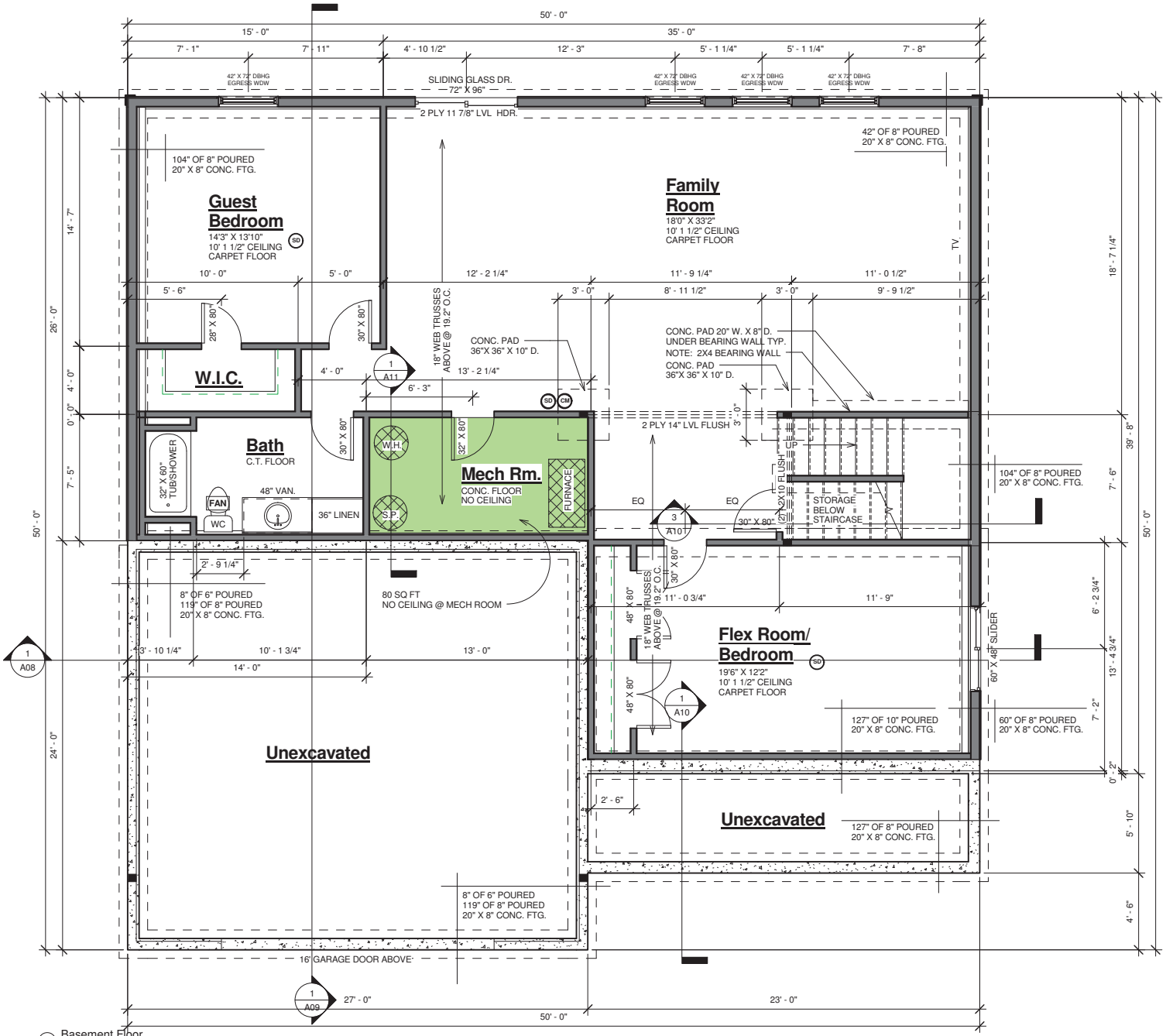

1 Basement Floor
1/4" = 1'-0"

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15610 Holdridge Rd
Wayzata
Foundation / Basement

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A05

Scale	1/4" = 1'-0"

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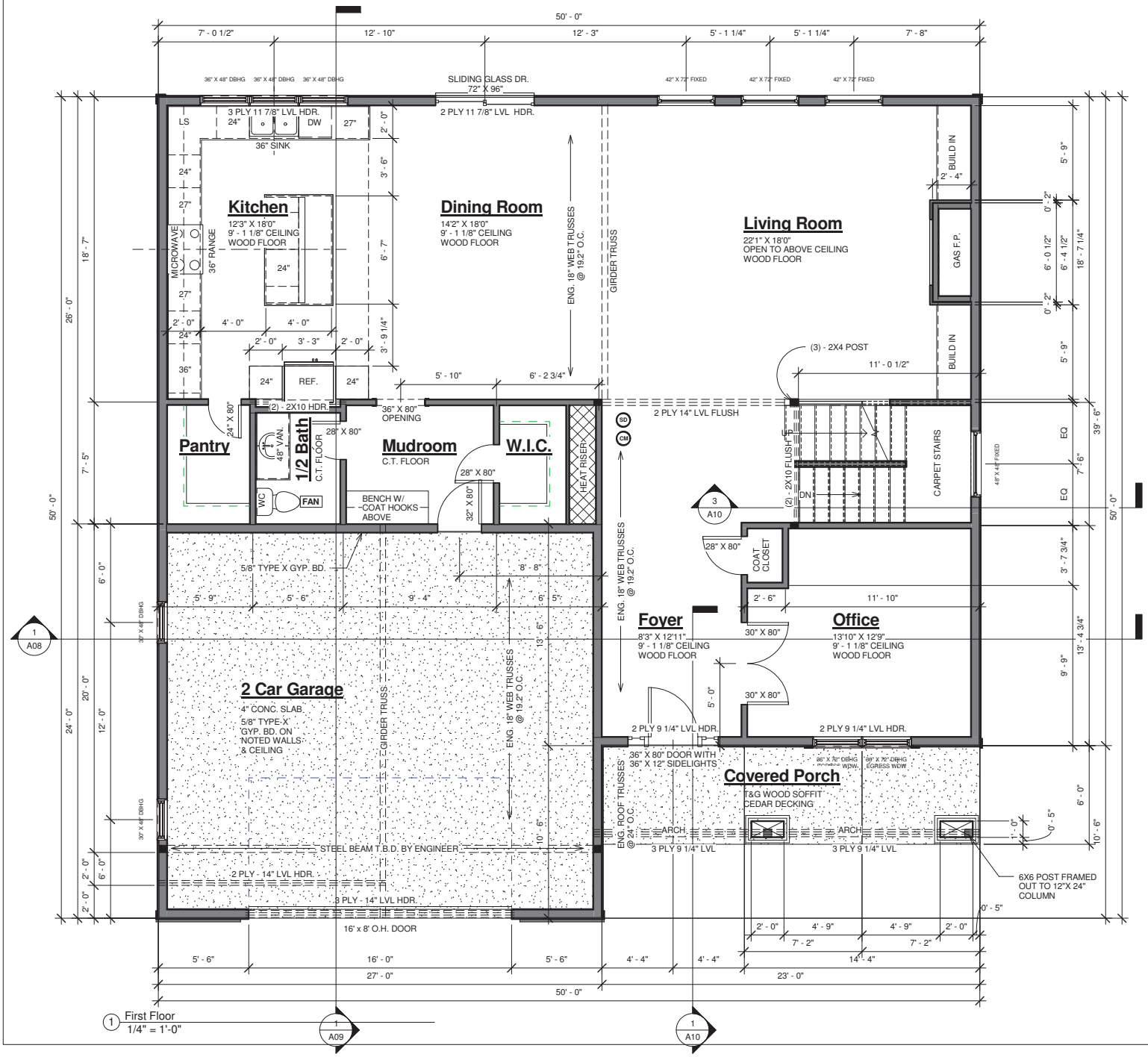

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15610 Holdridge Rd

Wayzata

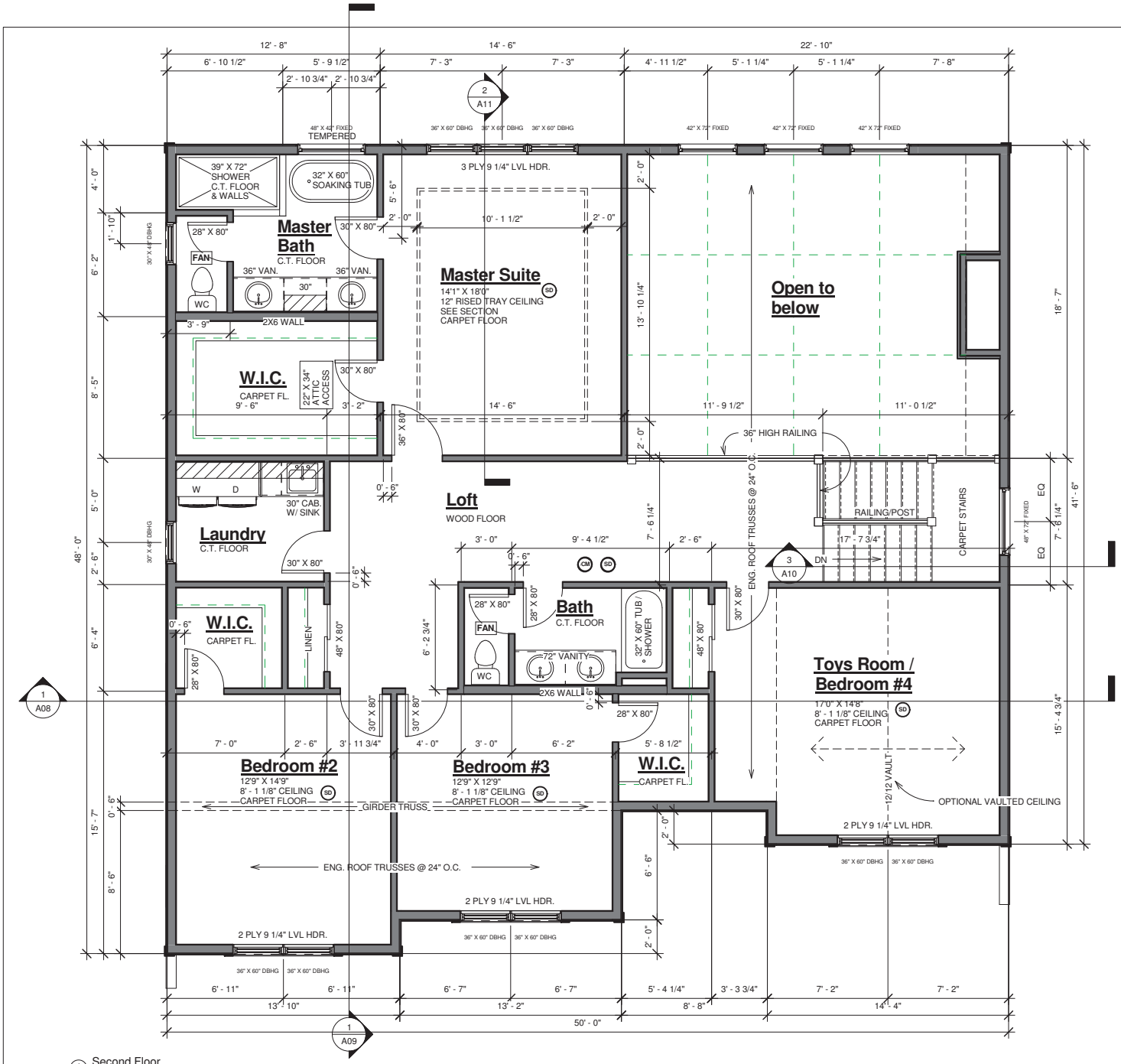
Main Level

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A06

Scale	1/4" = 1'-0"

12/15/2016 12:59:01 PM



1 Second Floor
1/4" = 1'-0"

AVA Studio
Phone: 612 532 8159
Email: prohomeexterior@yahoo.com

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15610 Holdridge Rd
Wayzata
Upper Level

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A07

Scale	1/4" = 1'-0"

12/15/2016 12:59:02 PM

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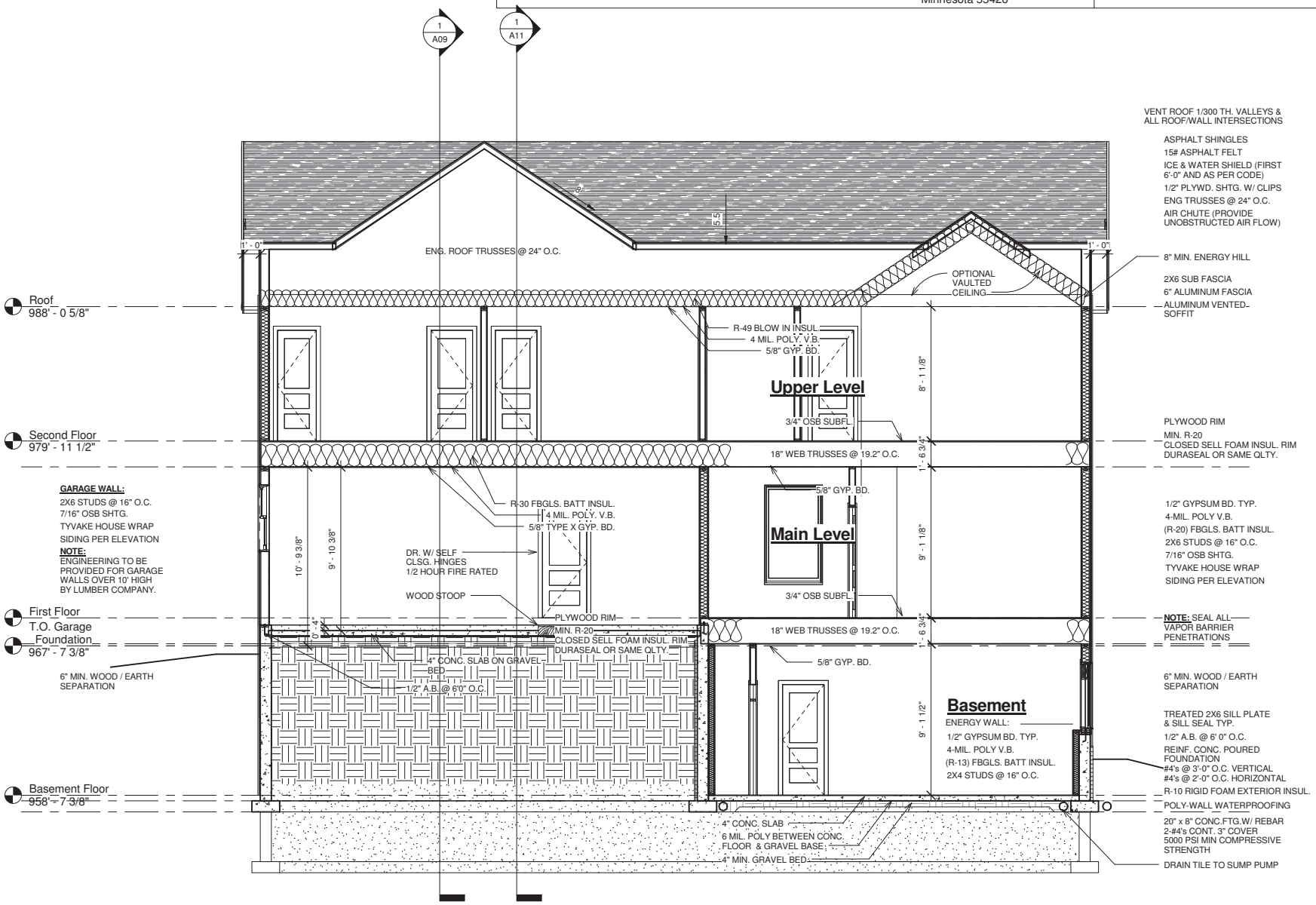
15610 Holdridge Rd
Wayzata
Cross Section 1

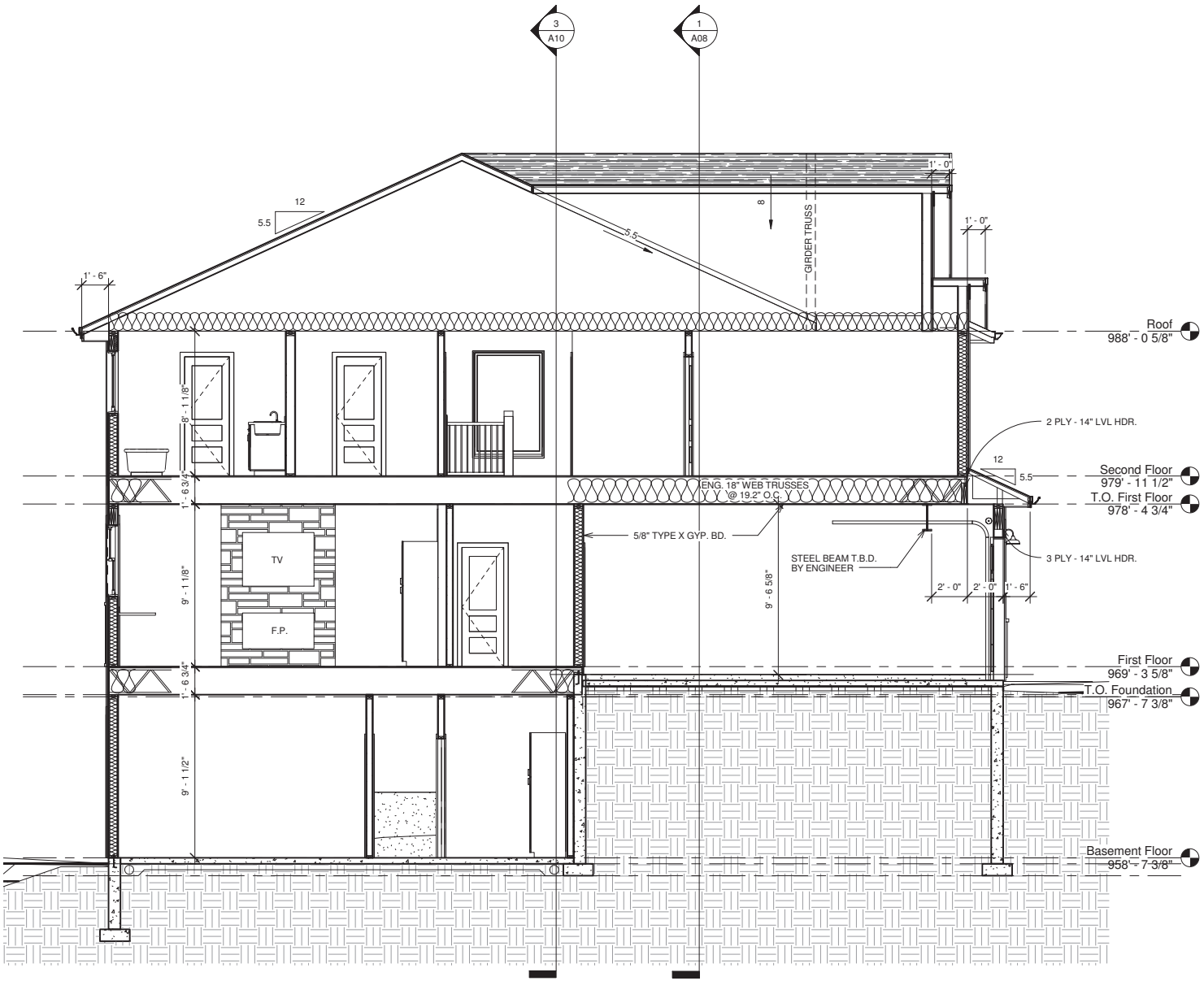
Ph: 612 532 8159
Web: avastudio.houzz.com
Address: 6641 w 18th Street St Louis Park
Minnesota 55426

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
	A08
Scale	1/4" = 1'-0"

12/15/2016 12:59:02 PM



1 House Section
1/4" = 1'-0"



1 House Section 2
1/4" = 1'-0"

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Email: prohomeexterior@yahoo.com

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15610 Holdridge Rd

Wayzata

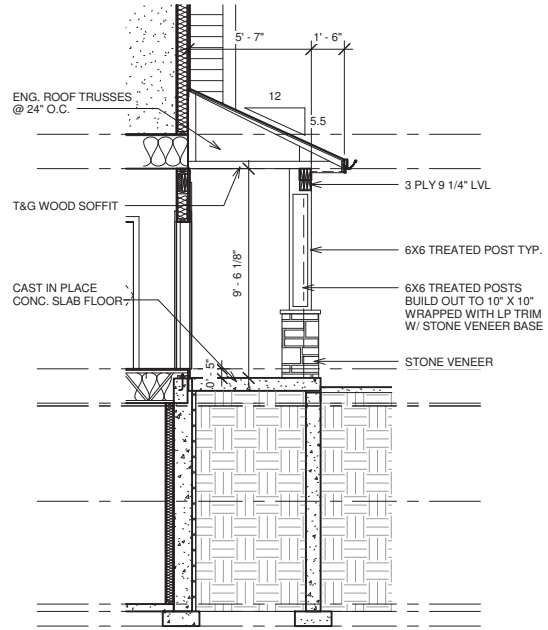
Cross Section 2

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

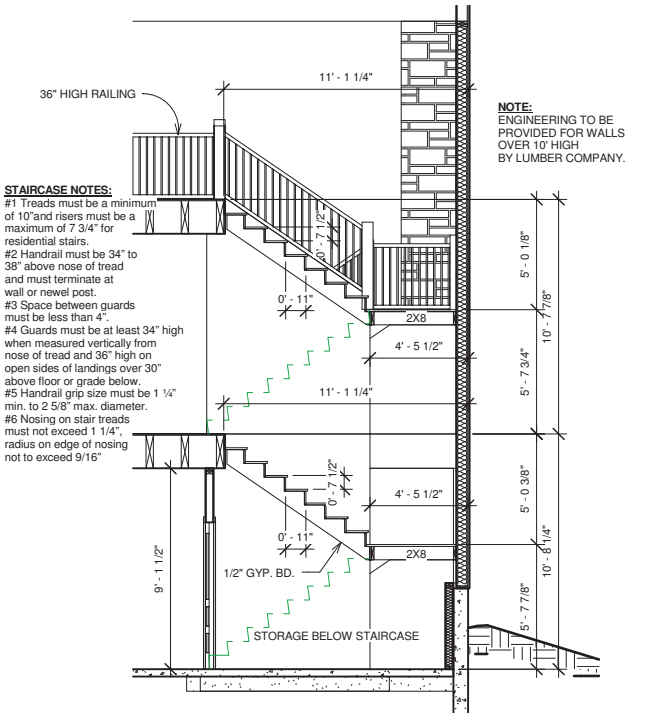
A09

Scale	1/4" = 1'-0"

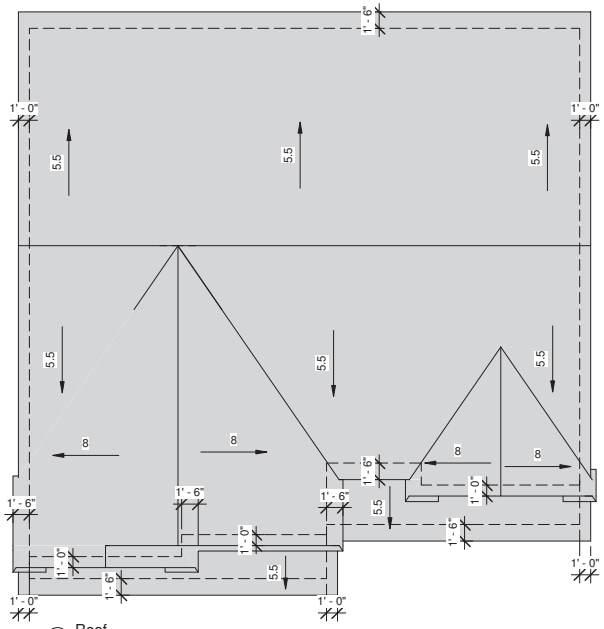
12/15/2016 12:59:02 PM



1 Front Porch Section
1/4" = 1'-0"



3 Staircase Section
1/4" = 1'-0"



2 Roof
1/8" = 1'-0"

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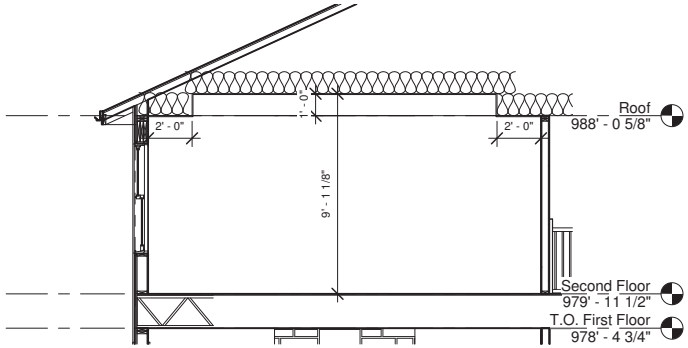
15610 Holdridge Rd
Wayzata
Detail Plan 1 of 2

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

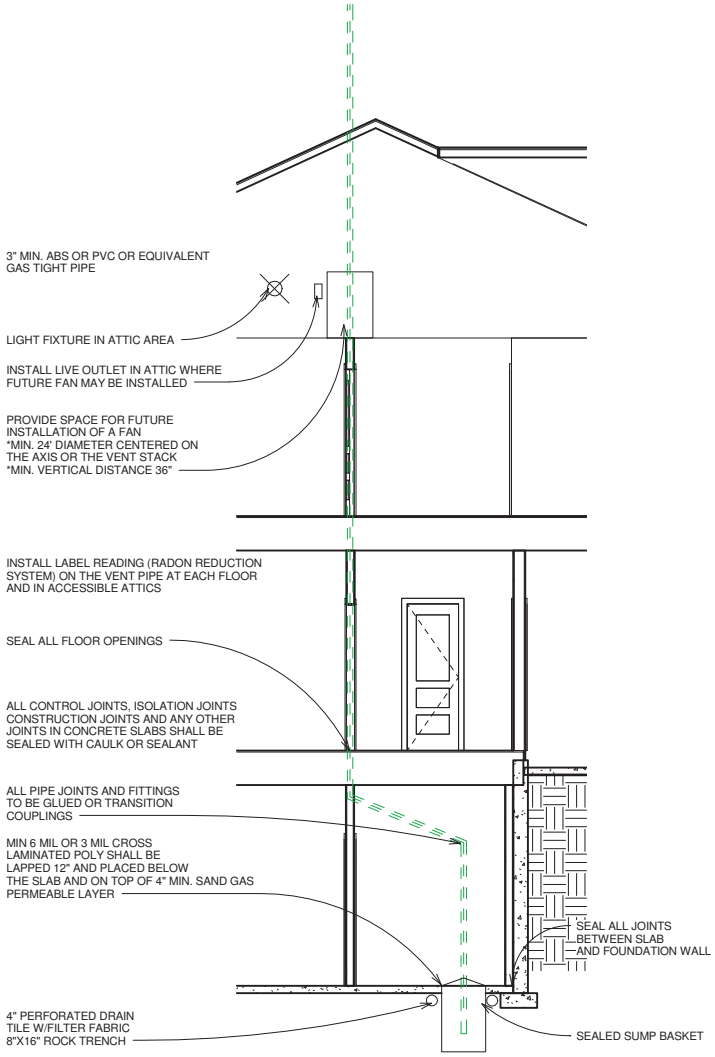
A10

Scale	As indicated

12/15/2016 12:59:03 PM



2 Master Suite
1/4" = 1'-0"



1 Passive Radon Detail
1/4" = 1'-0"

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15610 Holdridge Rd
Wayzata
Detail Plan 2 of 2

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A11

Scale	1/4" = 1'-0"

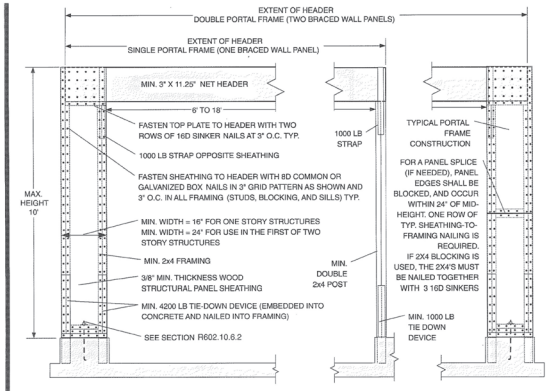
12/15/2016 12:59:03 PM

WALL CONSTRUCTION

TABLE R602.10.6
MINIMUM WIDTHS AND TIE-DOWN FORCES OF ALTERNATE BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WINDSPEED	TIE-DOWN FORCE (lb)	HEIGHT OF BRACED WALL PANEL				
		Sheathed Width				
		8 ft. 2' - 4"	9 ft. 2' - 8"	10 ft. 2' - 8"	11 ft. 3' - 2"	12 ft. 3' - 8"
SDC A, B, and C Windspeed < 110 mph	R602.10.6.1, Item 1	1800	1800	1800	2000	2200
	R602.10.6.1, Item 2	3000	3000	3000	3300	3600
SDC D_0, D_1 and D_2 Windspeed < 110 mph		Sheathed Width				
		2' - 8"	2' - 8"	2' - 8"	Note a	Note a
	R602.10.6.1, Item 1	1800	1800	1800	—	—
	R602.10.6.1, Item 2	3000	3000	3000	—	—

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Not permited because maximum height is 10 feet.

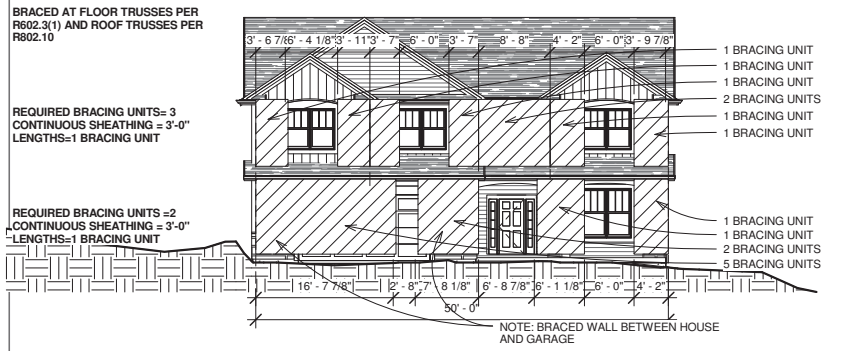


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 0.454 kg.

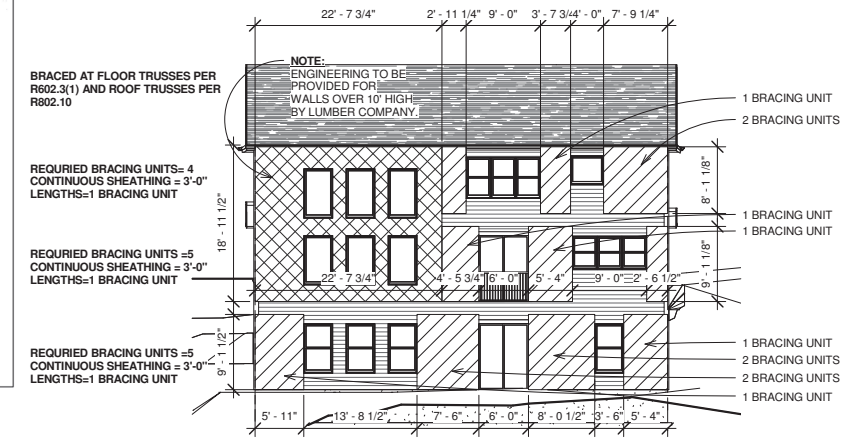
FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

FRONT OF GARAGE DETAIL ----------NOT TO SCALE

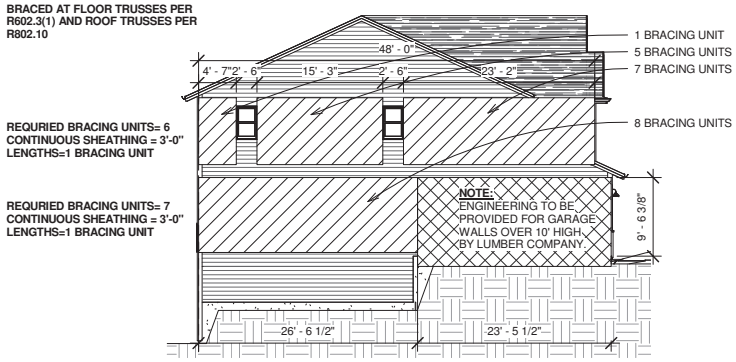
2006 INTERNATIONAL RESIDENTIAL CODE®



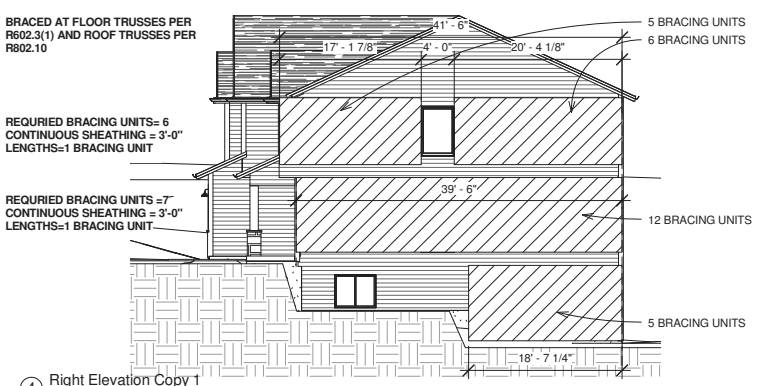
1 Front Elevation Copy 1
3/32" = 1'-0"



3 Rear Elevation Copy 1
3/32" = 1'-0"



2 Left Elevation Copy 1
3/32" = 1'-0"



4 Right Elevation Copy 1
3/32" = 1'-0"

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CONSENT OF THE DESIGNER (AVA STUDIO)

15610 Holdridge Rd
Wayzata

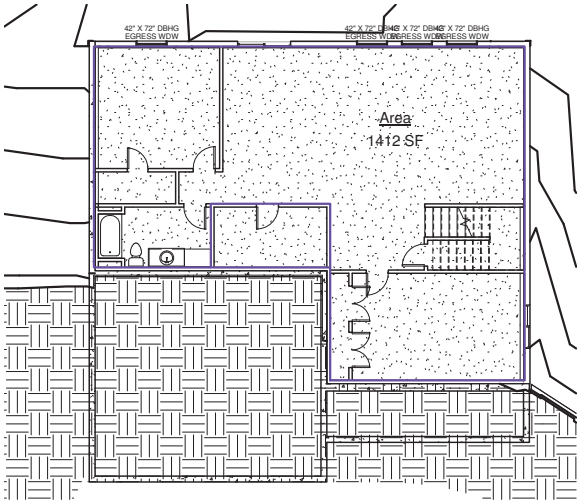
Simple Wall Bracing Plan

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

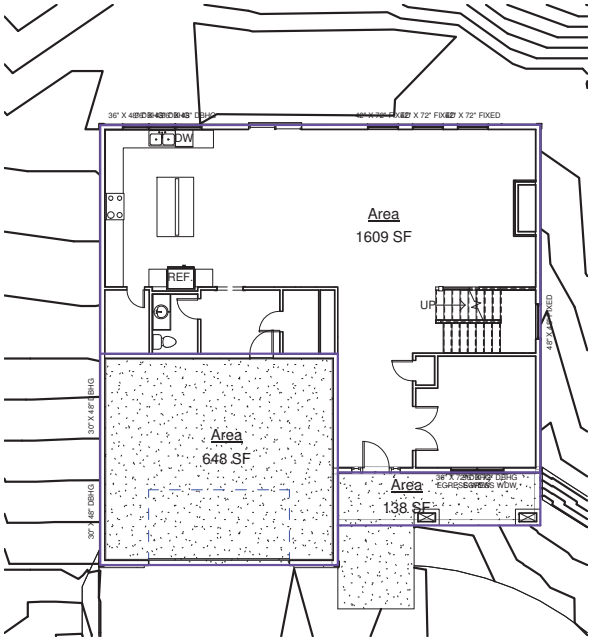
A12

Scale	3/32" = 1'-0"

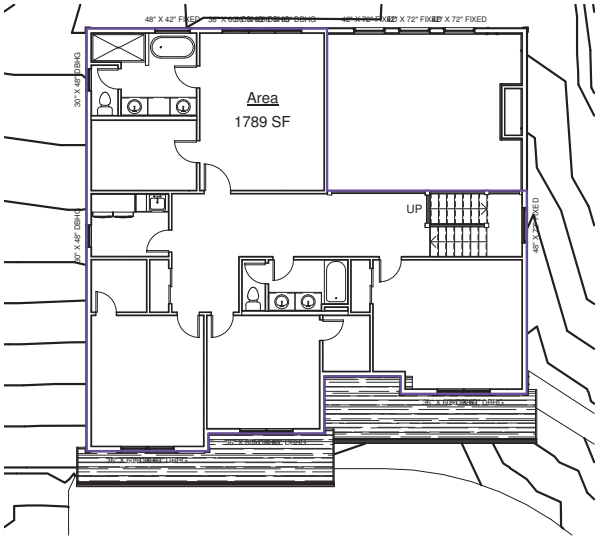
12/15/2016 12:59:04 PM



1 Basement Floor
1" = 10'-0"



2 First Floor
1" = 10'-0"



3 Second Floor
1" = 10'-0"

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Email: prohomeexterior@yahoo.com

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15610 Holdridge Rd
Wayzata
Area Plans

Project number	15022
Date	12/1/2016
Drawn by	Alexander Bocharnikov
Checked by	

A13

Scale	1" = 10'-0"

12/15/2016 12:59:05 PM

15610 Holdridge Rd

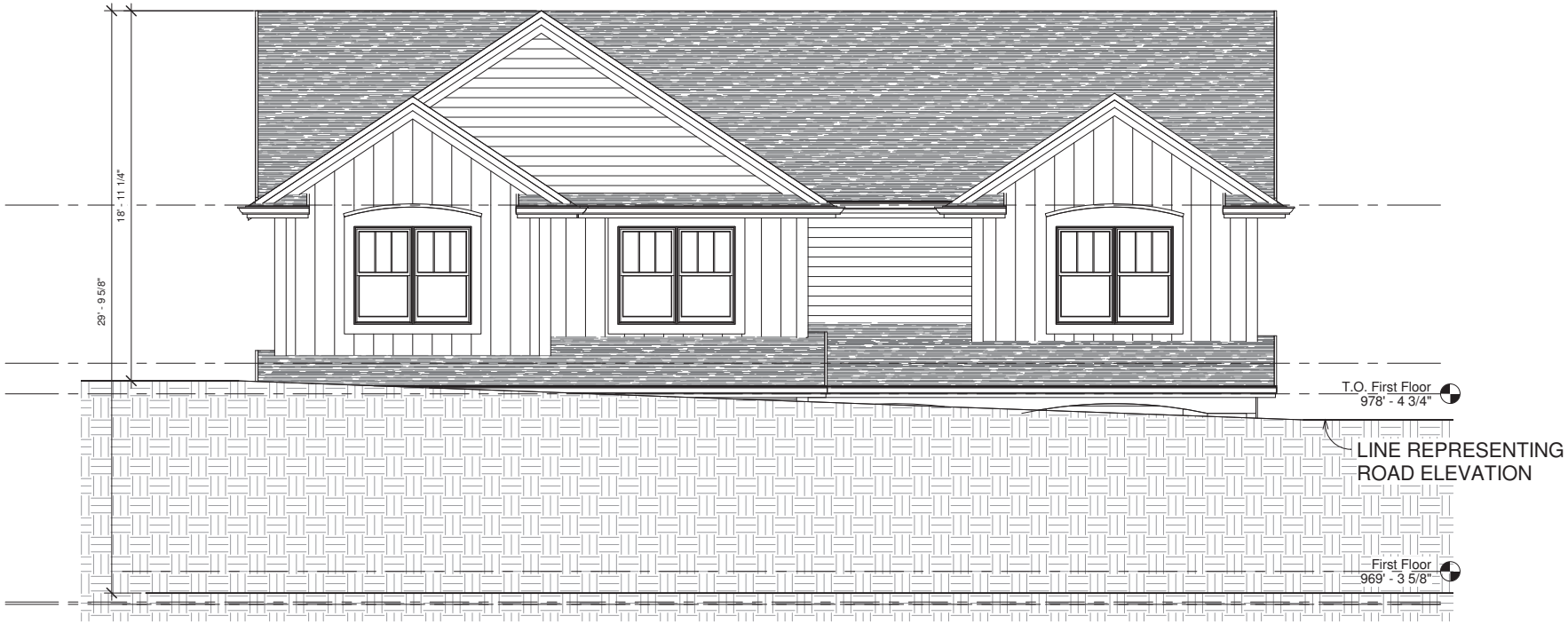
Wayzata

Front Elevation
View From Road

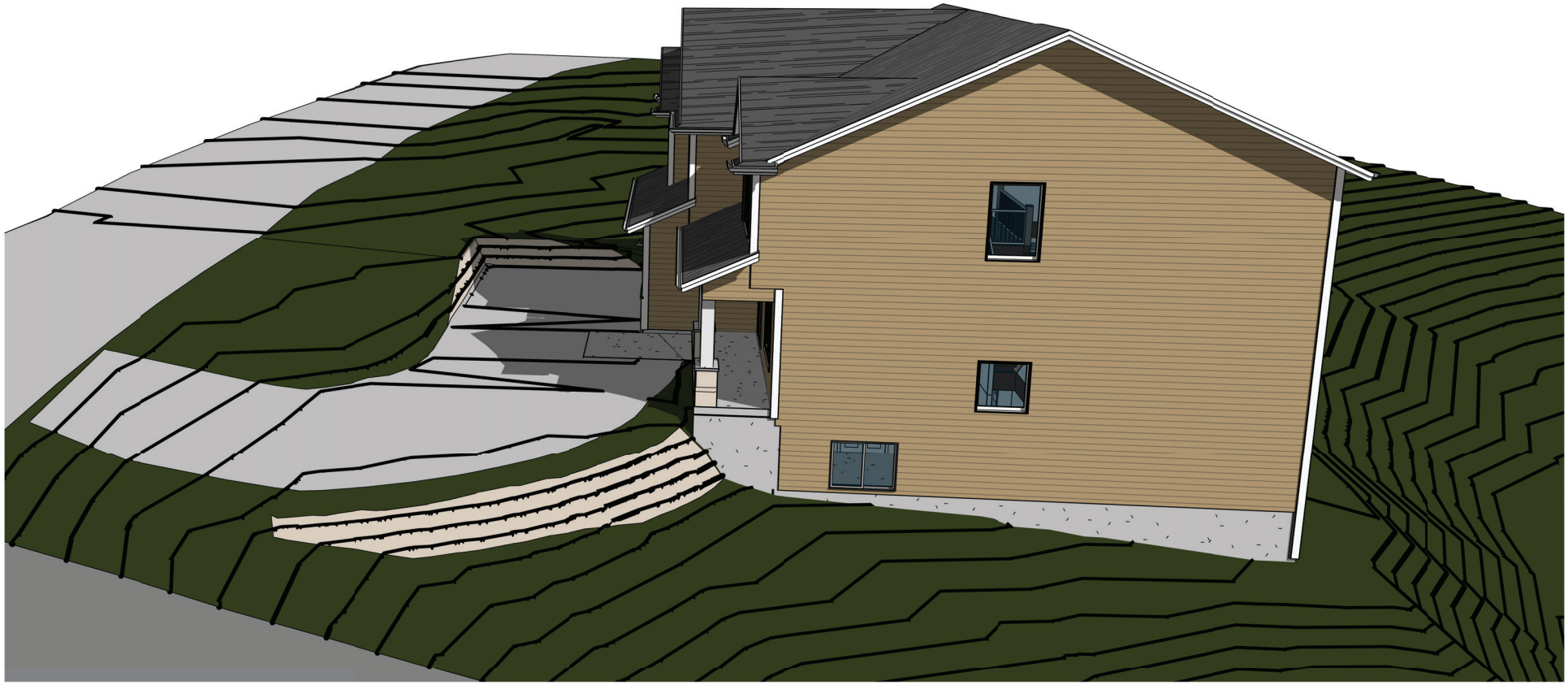
Ph: 612 532 8159
Web: avastudio.houzz.com
Address: 6641 w 18th Street St Louis Park
Minnesota 55426

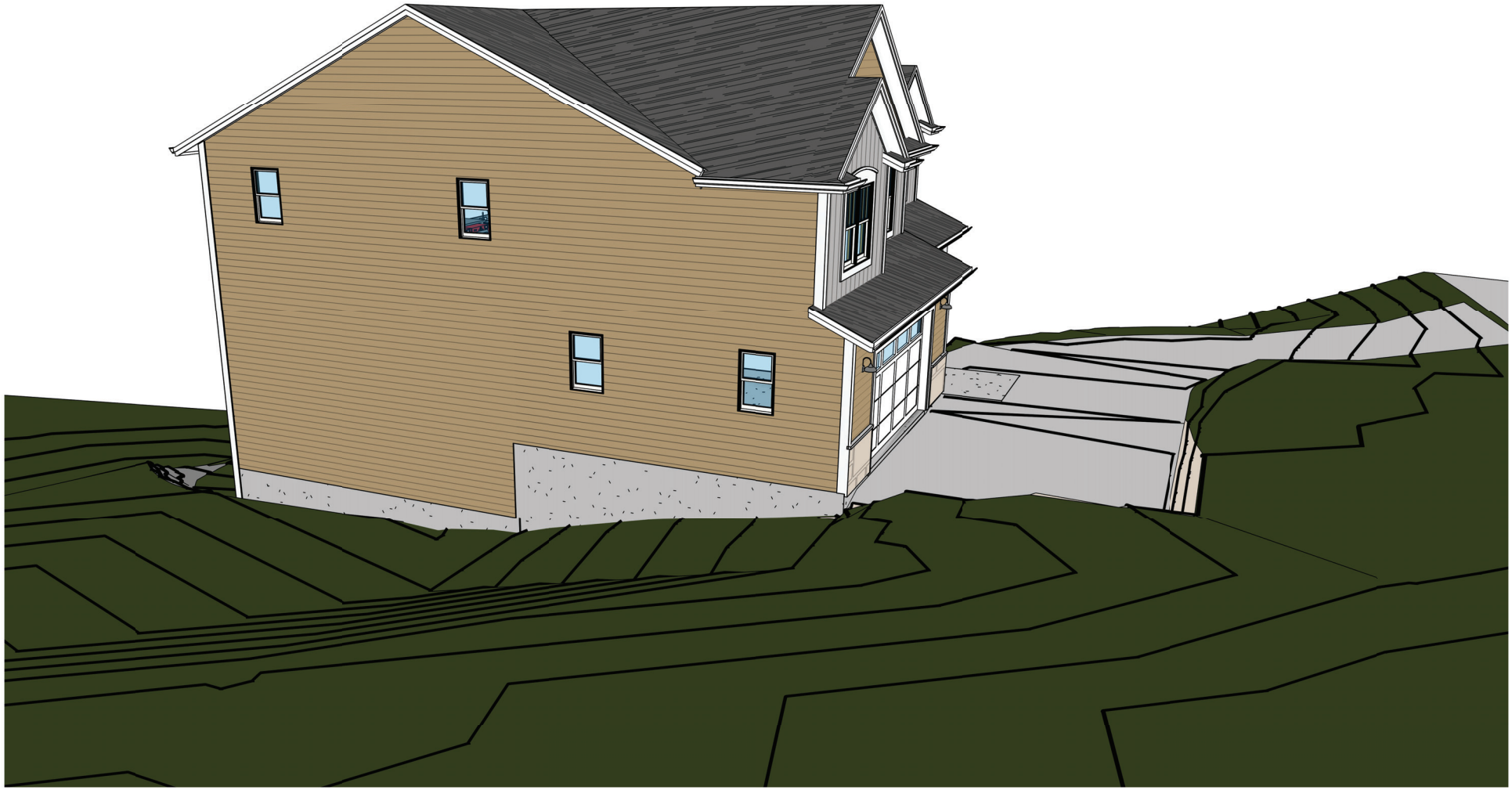
Project number	15022
Date	12/1/2016
Drawn by	Author
	A14
Scale	1/4" = 1'-0"

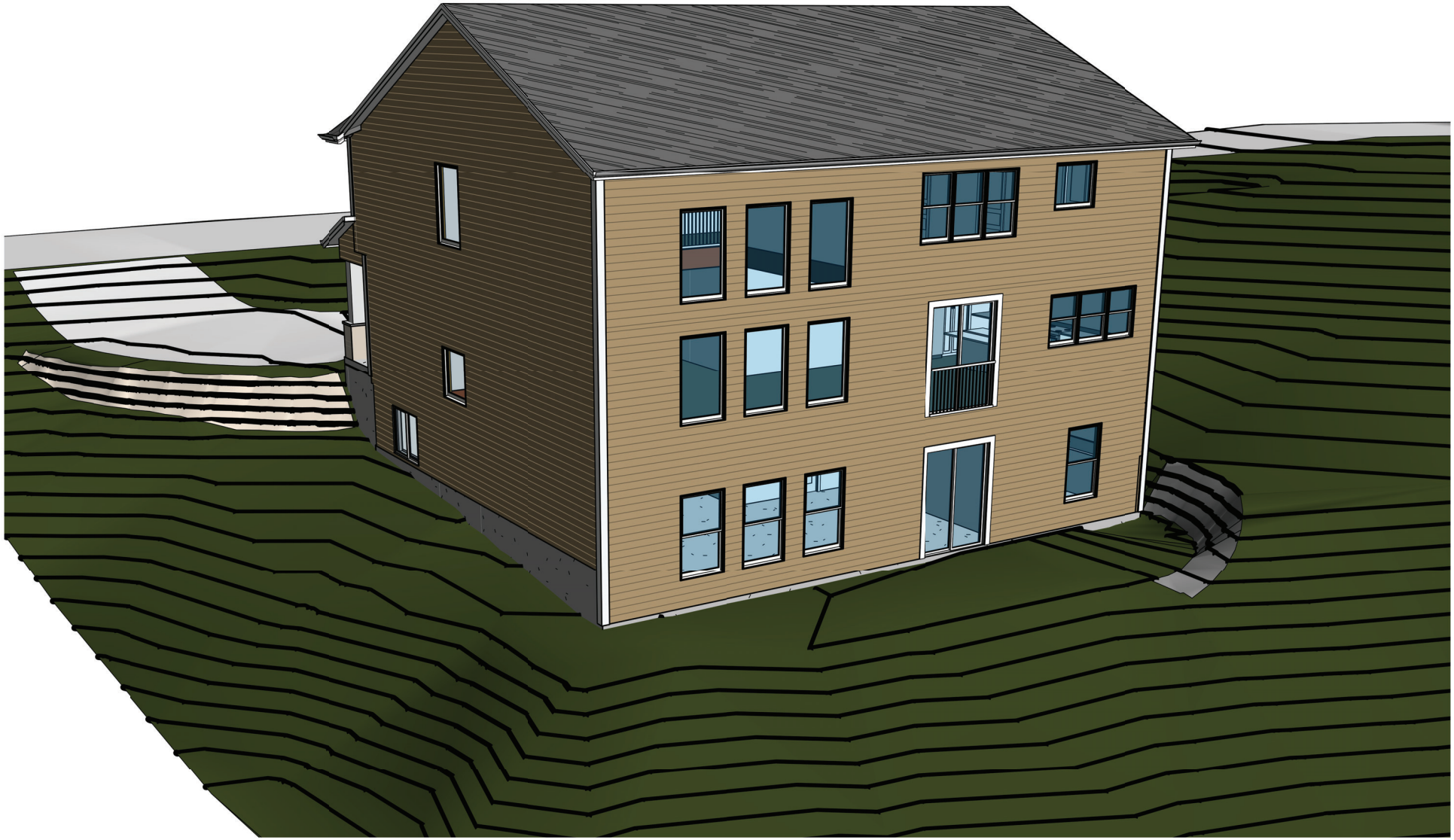
12/15/2016 12:59:06 PM



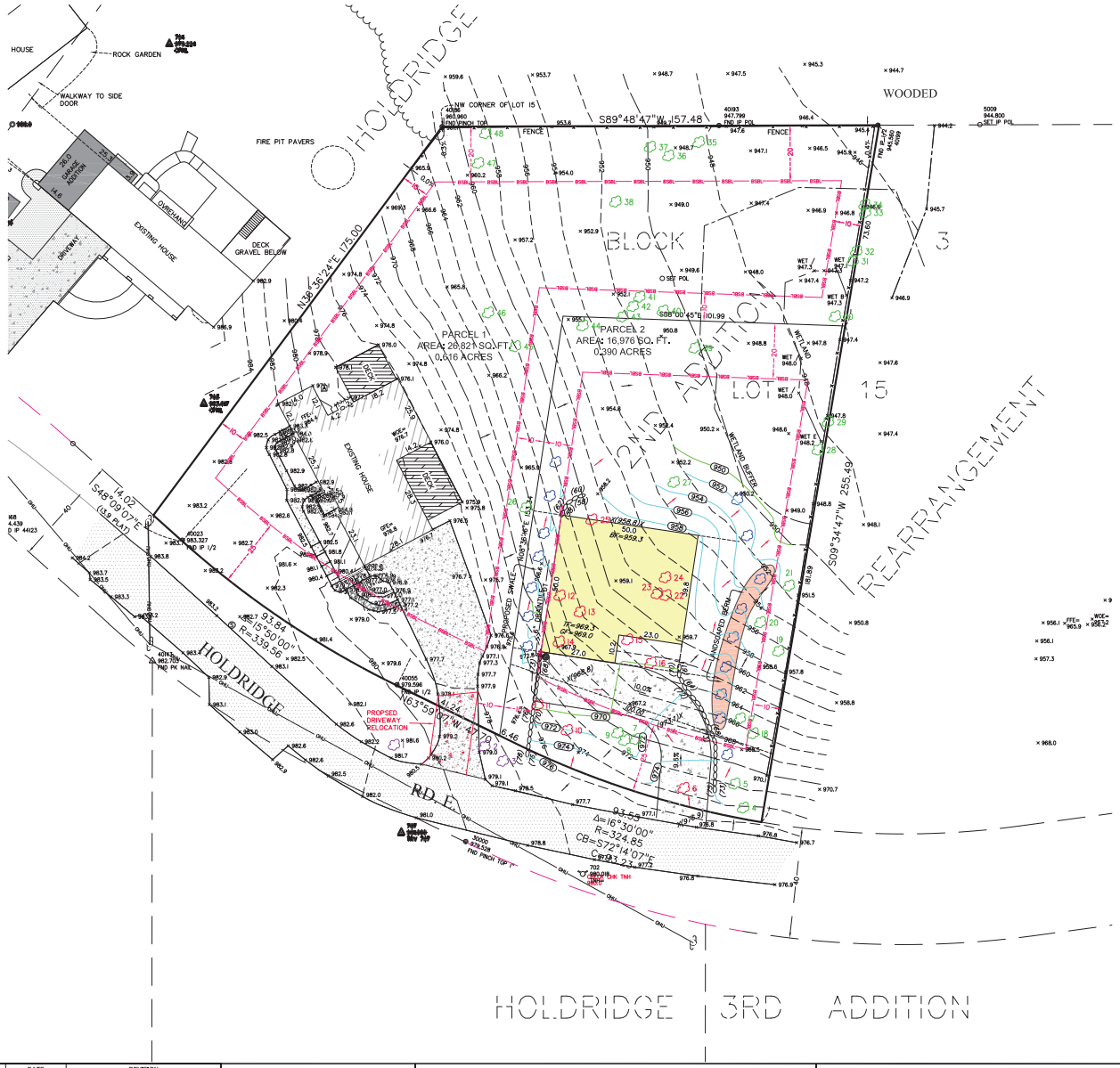
1 Front Elevation View From Road
1/4" = 1'-0"







2016 Proposed Subdivision



DESCRIPTION OF PROPERTY SURVEYED

That part of Lot 15, Block 3, Holdridge Second Addition Rearrangement, lying West of the following described line: Commencing at the Northwest corner of said lot; thence East along the North line of said lot a distance of 157.88 feet to the point of begining of said line; thence deflecting right 99 degrees 46 minutes to the Southerly line of said lot, and there ending.

Site Address: 15610 Holdridge Road East, Wayzata, Minnesota, 55391

Flood Zone Information: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0328E, effective date of September 2, 2004.

Parcel Area Information: Gross Area: Parcel 1 26,821 s.f. ~ 0.616 acres
Parcel 2 16,976 s.f. ~ 0.390 acres

Benchmark: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 – Elevation=993.879 feet (NAVD88).

Zoning Information: The current Zoning for the subject property is R-2 (Medium Density Single Family Residential District) per the City of Wayzata's zoning map dated 04-28-2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of 03-21-2016 and are as follows:

Principal Structure Setbacks - Front: 25 feet; Side: 10 feet; Rear: 20 feet
Height: 2½ stories and 30 feet
Impervious surface: 30 percent of lot area
Lot Coverage: 20 percent of lot area

Accessory Structure Setbacks - Front: 30 feet; Side: 5 feet; Rear: 5 feet
Height: 20 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Parcel 1 Info

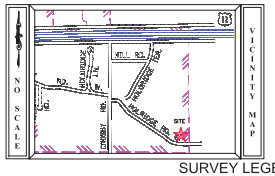
Lot Area	= 26,821 Sq Ft
House Area	= 2,072 Sq Ft
Lot Coverage	= 7.7%
Concrete Area	= 1,928 Sq Ft
Deck Area	= 589 Sq Ft
Impervious Area	= 4,589 Sq Ft = 17.1%

Parcel 2 Info

Lot Area	= 16,976 Sq Ft
House Area	= 2,226 Sq Ft
Lot Coverage	= 13.1%
Driveway Area	= 1,541 Sq Ft
Total Impervious Area	= 3,767 Sq Ft = 22.2%

Dirt Volumes

Backyard Fill=	75 Cu Yd
Driveway Cut=	108 Cu Yd
Driveway Fill=	177 Cu Yd
Net Fill=	144 Cu Yd



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT	A/C UNIT	BITUMINOUS
CATCH BASIN	CABLE TV PEDESTAL	BSL — BUILDING SETBACK LINE
FLARED END SECTION	ELECTRIC TRANSFORMER	CTV — CABLE TV
GATE VALVE	ELECTRIC MANHOLE	CONCRETE CURB
GUY WIRE	ELECTRIC METER	CONCRETE
HYDRANT	GAS METER	960 — CONTOUR EXISTING
SURVEY MONUMENT SET	GAS VALVE	960 — CONTOUR PROPOSED
SURVEY MONUMENT FOUND	GUARD RAIL	DT — DRAIN TILE
SURVEY CONTROL POINT	HAND HOLE	ELC — ELECTRIC UNDERGROUND
LIGHT POLE	SOIL BORING	X — FENCE
POWER POLE	TREE CONIFEROUS	FO — FIBER OPTIC UNDERGROUND
SANITARY MANHOLE	TREE DECIDUOUS	GAS — GAS UNDERGROUND
SANITARY CLEANOUT	PROPOSED 4" TREE	OHU — OVERHEAD UTILITY
SIGN	TELEPHONE MANHOLE	RAILROAD TRACKS
972.5 GROUND ELEVATION	TELEPHONE PEDESTAL	SANITARY SEWER
STORM DRAIN	UTILITY MANHOLE	STORM SEWER
STORM MANHOLE	UTILITY PEDESTAL	TEL — TELEPHONE UNDERGROUND
YARD LIGHT	WELL	UTL — UTILITY UNDERGROUND
EXISTING DRAINAGE	PROPOSED DRAINAGE	WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
CL, AT	1	EMW	10/7/2016	UPDATED WETLAND PER CITY
DRAWN	2	EMW	11/21/2016	DIRT VOLUMES
JJA	3	EMW	12/14/2016	TREES, SWALE, BERM
CHECKED				
DBP				
DATE				
03/21/2016				

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.117 - RGE.22 - SEC.04
Project City: Wayzata
Hennepin County

PRELIMINARY PLAT
PREPARED FOR:
ANNA OVSYANNIKOVA

FILE NO.
68445-001
1
1

WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 17, 2016

AGENDA ITEM 1. Call to Order and Roll Call

Chair Iverson called the meeting to order at 7:02 p.m.

Present at roll call were Commissioners: Gruber, Gonzalez, Iverson, Murray, Flannigan and Gnos. Absent: Commissioner Young. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber to approve the October 17, 2016 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) September 19, 2016 Planning Commission Meeting

Commissioner Gonzalez requested the minutes of the September 19, 2016 meeting be amended as follows: on page 9, line 10, insert "a" prior to the word "home" and on page 11, line 31 replace "benefit" with "burden".

Commissioner Gruber made a motion, Seconded by Commissioner Flannigan to approve the September 19, 2016 Planning Commission meeting minutes as amended by Commissioner Gonazalez. The motion carried unanimously.

b.) October 3, 2016 Planning Commission Meeting

Commissioner Gonzalez made a motion, Seconded by Commissioner Murray to approve the October 3, 2016 Planning Commission meeting minutes as presented. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) None.

AGENDA ITEM 5. Public Hearing Items:

a.) Ovsyannikova Addition – 15610 Holdridge Rd E
i.Preliminary and Final Plat Subdivision

Director of Planning and Building Thomson stated the property owners, Anna Ovsyannikova and Yengeniy Ogranovich, have submitted a development application to subdivide the property at 15610 Holdridge Rd E into two (2) single-family residential lots. The existing house would remain and one (1) new home would be constructed on the new lot. The proposal requires preliminary and final plat review. The proposed lots would meet the minimum lot requirements for the R-2 Zoning District. The proposed subdivision plans also provide the location and footprint of the proposed house, which would meet the requirements of the R-2 Zoning District for setbacks, lot coverage, and impervious surface. The applicant has submitted house plans for the new home on Lot 2. The proposed house would be 2-stories in height but would exceed the building height limit of the R-2 Zoning District due to the significant topography change from the front of the home to the rear of the home. To be approved, the home plans would need to be adjusted to meet the height requirements for this district. The proposed plans show the removal of 12 total trees, 11 significant trees and 1 heritage tree, with24.8% of the inches of significant trees and 23.1% of the inches of heritage trees being removed. Under the City's Tree Preservation Ordinance, the plans would not require mitigation for the significant tree removal, but would require replacement of 81-inches of trees for the 1 heritage tree that would be removed.

Commissioner Gonzalez stated there is a large oak tree along the road and driveway that is marked to be removed but it is not being considered as a heritage tree. She asked why this tree was not being replaced.

Commissioner Flannigan asked what the grade change was from the street level to the back of the proposed home.

Mr. Thomson stated the street is at an elevation of 977-feet and the garage floor is at 969-feet and the basement walkout is at 959-feet and the yard continues to slope downward from this point.

Commissioner Flannigan asked if the rear yard would be usable or if it would be filled.

Mr. Thomson stated the only grading proposed is in the one corner in the rear of the home. They are not proposing to fill or grade the back of the property.

The Applicant, Ms. Anna Ovsyannikova, 15610 Holdridge Road E, Wayzata, stated they have removed all of the buckthorn from the property, and the present property is too large for them to maintain. They would not use this portion of the property. The proposed grading and retaining walls will address the runoff problems that affect neighboring properties. She explained the wider cement board used for the exterior of the proposed home is also used in two (2) of the neighboring homes.

The Applicant, Mr. Yengeniy Ogranovich, 15610 Holdridge Road E, Wayzata stated this would be a good opportunity for the neighborhood to have this portion of the lot maintained as a new single family lot and kept clean.

Ms. Ovsyannikova stated the driveway is laid out in the proposed plat to preserve the three (3) large oak trees that are in this area of the property.

Mr. Thomson clarified the trees Commission Gonzalez referenced earlier as being removed are not going to be removed, but are marked as being in the City's right-of-way.

Commissioner Gonzalez asked if the applicant had removed any trees from the property that were not buckthorn.

Ms. Ovsyannikova stated they had removed a large oak tree that was very close to the existing home in March of this year. This particular tree was damaged and cracked down the middle. This made the tree dangerous and unstable.

Commissioner Gruber asked how much fill would be brought onto the property.

Ms. Ovsyannikova stated based on the comments from the general contractor and architect, they would use the dirt that would be removed for the walkout home for fill on the property. She explained they had evaluated the property and the house location to ensure they would not need to excavate too much or bring in too much fill.

Mr. Ogranovich stated they may have a need for 1-2 loads of fill.

Commissioner Gonzalez stated the proposed home does not meet the height requirements for the District. She asked if this would be changed.

Ms. Ovsyannikova stated she had not been aware the height did not meet the requirements, and she would be meeting with the architect and would ask him to adjust the height to meet the requirements.

Mr. Thomson stated the height requirement is 30-feet to the mid-point and 35-feet to the peak. The proposed home is 42-feet to the peak.

Commissioner Flannigan asked why the lot was "L" shaped. He also asked what had gone into the design of the home because it does not look interesting.

Ms. Ovsyannikova stated they decided to split the property and create a second lot in such a way as to meet the required lot size and leave a portion of the flat part of the property with the existing structure, so there would be usable back yard space for both properties. She stated that most of the homes on the Wayzata side are 1950s ranch style homes with straight lines. The proposed home was designed to keep with this concept and blend with the neighborhood. They would be creating interest by using different siding colors, white trim and accents, and stone. The windows are located in the back of the home so that they could enjoy the wooded property

and there is nothing to look at on the sides of the property so they did not put windows in these areas. They could put in additional windows to add architectural interest.

Chair Iverson asked how high the retaining walls were.

Ms. Ovsyannikova stated the retaining walls would be approximately 2-3 feet in height and would be needed to support the driveway.

Commissioner Gonzalez asked if there would be a patio attached to the proposed home because the property is almost at the maximum for hard cover.

Ms. Ovsyannikova stated they were considering a small one off the kitchen.

Mr. Ogranovich stated they are planning to have a patio on the back of the home by the walk out.

Chair Iverson asked Mr. Thomson if the property were sold, and the new owners would want to bring in fill for the backyard, if this would come back to the Planning Commission for review. There are several open questions regarding the lot.

Commissioner Flannigan asked if the owner would have to build the home proposed.

Mr. Thomson stated if there is a change to the grading in the backyard, it would require administrative review of a grading permit. There are standards in the City's Ordinances regarding drainage, grading, storm water management and the amount of fill that can be brought onto a property before it would require Council approval. Mr. Thomson stated that adding the home design as a condition of approval to the subdivision is a policy and practice question, and the Planning Commission could include a recommendation to the Council regarding that.

Ms. Ovsyannikova stated they would like to have the Commission consider allowing them to do a small amount of grading to make the backyard of both lots a little flatter.

Commissioner Gonzales stated that if there is additional dirt moved this would affect the trees on the property and the City does have a Tree Preservation Ordinance in effect.

Ms. Ovsyannikova stated they would work with their landscape specialist to see what they could do and work with the Watershed District to find out what can be planted in this area. She provided building material samples for the Commission to consider.

Chair Iverson opened the public hearing at 7:40 p.m.

Mr. Alex Clingaert, 15804 Holdridge Road E, Wayzata, stated he had concerns about how this project would affect the character of the neighborhood. Part of the character of the neighborhood is the large lots with space between homes. Subdividing this property would not meet the City's goal of low density housing in this area, because it would be adding housing.

Mr. Tony Shink, 15600 Holdridge Road E, Wayzata, stated he is also concerned about this subdivision setting precedent for other properties in the neighborhood to subdivide and create more housing in the neighborhood. More housing in the neighborhood would impact the streets and the plumbing in this neighborhood as well. He asked if there was adequate infrastructure to support these properties subdividing.

Ms. Suzanne Candell, 15804 Holdridge Road E, Wayzata, stated the proposed lot was 70% smaller than the average lot size for the surrounding properties. She stated based on the inventory there would be two (2) heritage trees removed, not one as suggested. This would change the character of the neighborhood as well. It appears that there have been several other trees removed from the site prior to the application. Because of the wetlands, she would like to see a more comprehensive environmental study performed before there are any decisions regarding this project. According to Hennepin County Natural Resources map there is an Ecological Significant area noted on this property.

Ms. Ann Glad, 15611 Holdridge Road E, Wayzata, stated the notice letter she had received from the City had stated there would be a lot width variance requested as part of the Application, and she has not heard any discussions on this.

Chair Iverson stated there had been a miscalculation on the lot width, and a variance was not needed for the lot width.

There being no one further who wished to speak, Chair Iverson closed the public hearing at 7:49 p.m.

Commissioner Gonzalez stated she had received an email from Bob Ambrose, 15803 Holdridge Road E, and he expressed concerns about the number of trees that have been removed from the property prior to this application.

Commissioner Gruber stated there is environmental significance that the City was not aware of. She asked if Staff was aware of this significance.

Mr. Thomson stated the City had reviewed this aspect of the Application, and the wetland referenced has been delineated. Based on this, there is a 30-foot buffer between the wetland and the proposed redevelopment. He would check with the City Engineer to ensure the buffer is accurate, but can confirm that the City Engineer has reviewed the plans and does not see any problems with this aspect of the plans.

Commissioner Gonzalez asked what requirements the City had for the wetlands when there would be a lot of grading and fill brought to the site.

Mr. Thomson stated as part of any building permit application, the City requires an erosion control plan that indicates measures that would be used to prevent erosion onto surrounding properties and into the wetland during construction. The City monitors the erosion controls throughout construction to ensure that they are functioning properly. If there are problems with any of the erosion controls, the contractor or homeowner is required to fix the problem.

Commissioner Gruber stated the subdivision would create two (2) smaller lots, and based on the surrounding properties these smaller lots may not be in the character of the neighborhood.

Commissioner Gonzalez stated she had reviewed the requirements of the Subdivision Ordinance and this proposal does not meet several of the requirements. Item 2 of the requirements states building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation. She is not convinced that the trees that are to be preserved would survive redevelopment given the topography of the lot. She expects there would be a lot of grading and a lot of fill, and the Commission does not have this information. Item 4 states existing stands of significant trees shall be retained where possible, and Item 5 stated the creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas. The proposal has a significant impact on the significant trees on the property because these will not be replaced, and the smaller lots created would change the character of the neighborhood. She would not recommend approval of this project because it does not meet the letter or the spirit of the Ordinance.

Commissioner Flannigan stated just because the property can be divided to make two (2) conforming lots does not mean that it should be done. The remaining lot would be awkward. There is a reason the property is set up the way it is with the existing home located in the front corner of the property. He does not believe the proposed home would fit with the character of the neighborhood, and the project does not meet the requirements of the Ordinance.

Commissioner Murray stated this project would not fit with the character of the neighborhood, even though it meets all the lot zoning requirements. He would not recommend approval of the project.

Commissioner Gnos stated the applicant has worked hard on this project and is not economically driven. The neighbors do not support the project, and they are the ones that are directly impacted. His feeling is that this project does not make sense for this neighborhood.

Chair Iverson stated she would not recommend approval of the project because the lot sizes do not meet the aesthetics and character of the neighborhood.

Commissioner Gonzalez made a motion, Seconded by Commissioner Flannigan to direct Staff to prepare a Planning Commission Report and Recommendation recommending denial of the Preliminary and Final Plat Subdivision to subdivide the property 15610 Holdridge Road E based on the findings discussed at the meeting. The motion carried unanimously.

<u>AGENDA ITEM 6.</u> Other Items:

a.) Review of Development Activities

Public Comments

To: Wayzata City Planning Commission

Fr: Judith and Anthony Shink – 15600 Holdridge Road East

Re: Proposed lot subdivision 15610 Holdridge Road East

Dear Planning Commission,

Judi and I thank each of you for your time, commitment and dedication to our city of Wayzata. It is on record that we oppose the division of the neighbor's lot directly attached to our property on the west and their proposal of dividing their property into two lots (for a potential build).

This is Anna Ovsyannikova and Yengeniy Ogranovich second attempt to divide the property. The Wayzata Planning Commission recommended denial of their proposal on November 7, 2016. The neighborhood was opposed to the idea and the city ultimately denied their request. As of this time, none of the facts have changed that could possible warrant a second look at dividing their property.

Technically, 15610 Holdridge Road East could be divided, but should it? What they are requesting is a challenging and potentially damaging decision for their land, surrounding properties and natural habitat for the Holdridge neighborhood.

Ovsyannikova's narrative for the proposed subdivision is misleading. Comparable properties Grading, slope, water drainage, wetland, trees and are filled with false statements and significant use of creative license.

The comaprable subdivision approvals that Anna and Yengeniy are presenting to prove their case are on flat lots not near wetlands. Their division request would also make a couple of the smallest lots on the street. They are not comparring apples to apples.

Anna currently states that no heritage trees are to be removed and will not require any mitigation in her description. She is correct because they have already removed many of their trees. Our neighbor at 15610 Holdridge landscaped heavily over the last three years. I recommend looking at their own tree survey by Satire Berquist on 9/17/16 for Anna Ovsyannikova and compare that to their current backyard. As an aside, the trees she mentioned planted in their current narrative are not in the backyard and are only decorative in the front of their home.

Their landscaping actions have directly caused a significant change to our property. Our wetland area is now close to 5X its size from a couple years ago when they decided to remove their mature woods and replace it with sod and rock.

They write the Wetland is being a safe distance away from proposed construction site. It is likely because they have purposefully dumped and moved dirt from their landscapping to direct water runoff into our yard (15600 Holdridge Road East) while drying out their wetlands. Please see photos.

Anna and Yengeniy propsose grading is within limits and the slope does nor pose any risks for construction. We disagree and believe it is not to current Wayzata code. Oliver Surveying & Engineering, Inc (report attached seperately and provided to City of Wayzata in 2016) state that approximately 50-60% of the designated land slopes at greater than 18% threshold set forth by subdivision ordinance 805.36.

Their proposed new subdivided lot is the low point of Holdridge road going from an elevated area at 1520 Holdridge sloping down to 15610 and the opposite highpoint near 15804 (map attached seperately).

As you may notice from the picture above no curb (thanks Stan). This was intentional. The city engineer (Mike Kelly) back in 2016 said the road was designed this way before he became city engineer as it was the natural pattern of water runoff. He then went of to say the city wanted to maintain existing storm runoff pattern and decided not to pur a curb in this area to maintain the natural flow.

The city engineer also mentioned, back in 2016, that 15610 Holdridge Road East is responsible for water issues on both their property and the proposed new subdivided lot. This could pose a significant unknown problem to future property owners.

Plainly stated this land is not suitable for build. It is too steep and has too significant of water challenges for a successful build.

We appreciate your efforts and know you will make the decision that is in the best interest of Holdridge road East and Wayzata at large

Respectfully,

Judi and Tony Shink,

15600 Holdridge Road East

Wayzata residents.

Nick,

Good morning, I am writing to you to respond to the letter we received regarding 15610 Holdridge Road development application from the City of Wayzata. My fiancée and I purchased the property located at 15706 Holdridge Road East in December 2019, so we are just a couple homes down from 15610.

We are NOT in agreement to this proposal. In purchasing our home, one of our main purchasing criteria was the neighborhood and lot. More specifically, a lot that consisted of mature trees and privacy as well as a neighborhood where neighbors exhibited good upkeep of their properties and we found that on Holdridge Road East. We are very thankful that we are now the new owners of 15706 and have met many of the neighbors including the family located at 15610 and cannot say enough about how great everyone is.

However, wiping out mature trees and negatively affecting the beautiful mature landscape to awkwardly place a home in between two other existing homes takes away from decades of what has made Holdridge Road East so appealing.

I hope you will strongly consider those opposed to this and the negative impact on an older mature neighborhood that many desire over new construction. We appreciate your consideration and time.

Regards,

Aaron Windseth and Sheila Hoch

To: Wayzata City Planning Commission

From: Eric and Lisa Nagle – 15709 Holdridge Road East

Re: Proposed lot subdivision and construction of home at 15610 Holdridge Road East

Dear Planning Commission,

We would like to put on record that we support Judith and Anthony Shink's position and request denial of the proposal placed by Anna Ovsyannikova and Yengenly Ogranovich to divide the property at 15610 Holdridge Road East into two and to build a second house on the created lot. The findings of fact that led to the unanimous 6-0 denial by the City Council, as noted in the City Council Minutes of December 20th, 2016, pages 350-351, have not changed. The only thing that has changed is that the ravine that they propose to build a home in has been dressed up, brush and trees having been cleared and grass sod placed.

In addition to the reasons for denial as noted in the city council minutes it should be noted that the only place where Holdridge Road East does not have a curb is right where Ovsyannikova proposes to build a house, and that the curb was left out at that location by design so that runoff could flow into the ravine. I agree with the Shinks that Ovsyannikova's narrative for the proposal is misleading. I invite the planning commission members to drive by 15610 Holdridge Road East and to look at the proposed subdivision for themselves. Despite their best efforts they have not been able to prevent persistent erosion of their landscaping.

Can you build a home there? I'm sure that you can build anything anywhere if you are willing to spend the money and have the expertise to do it right. Does Ovsyannikova and Ogranovich have the expertise? I question their expertise when the footing plans and other specifics for the building project required numerous revisions throughout the application process as it went through the planning committee and city council in 2016.

We, Eric and Lisa Nagle request that, for the above reasons, the City Planning Commission deny the applicants their request to subdivide 15610 Holdridge Road East so as to build a second house there.

Respectfully,

Eric & Lisa Nagle

To: Members of the Wayzata Planning Commission
From: Anne & Stan Glad, 15611 Holdridge Road East
Date: June 6, 2020
Regarding: Proposed lot subdivision of 15610 Holdridge Road East

This letter is to share with you our concerns and objections regarding the proposed lot subdivision and new home construction across the street from us at 15610 Holdridge Road East. This site **must be** visited in person to appreciate its challenges and risks. The neighbors submitting letters of concern about this project would be happy to meet you on site in person. Please feel free to contact us.

This project has already been reviewed and denied by both the Planning Commission and City Council (unanimously) in December 2016. Nothing has changed since 2016 that would make this a good idea.

Our concerns are as follows:

- Factors challenging this proposed build are: steep slope (at 33% exceeds the 18% ordinance), natural runoff of over half the length of the street from both directions, site location at the narrowest and lowest part of the street on a blind curve **(see attached opinion from Oliver Engineering, and attached "drainage map")**
- Operation of construction equipment in such a constrained location
- Negative impact on wetlands and adjacent properties
- May set a precedent for greater density which would change the aesthetic of the neighborhood and add more hardscape than the topography can support
- Impact on neighborhood property value if this attempt to build is a failure physically and aesthetically
- Inexperience of the applicants as **builders**. They purchase, remodel and re-sell homes.

We purchased our home in 1994 and have enjoyed the wonderful large trees, wooded areas, wetlands and "back-to-nature" environment. It is a stable, friendly, neighborhood with many long-time residents and well-kept homes/properties. We believe that there is a high risk that this attempt to build will be more challenging than the applicants anticipate and that we and other neighbors will be faced with the presence of a failed project that will impact the value of our own homes.

The Neighborhood:
Holdridge Road East is built on a slightly hilly ridge running between Crosby Road and the Minnetonka/Wayzata city line. Nearly all of the homes are walkouts with a downhill slope behind the homes. Runoff from the street is by way of street drains and natural low spots between the homes. One of these natural low spots exists at the location of a steep drop-off on the east side of the existing 15610 lot. It is at this exact location that the applicants propose to build the new house. It is our belief that they do not understand the challenges of building in this location. The contour lines on the survey illustrate the point, but an on-site visit to see and "feel" the slope and to observe that the road has been built to drain here, will demonstrate the point. (See attached)

In reviewing the documents recently submitted, we find that little has changed since 2016, except for the removal of many mature trees they claimed were diseased, significant amounts of added fill to make possible a lawn planted on the level ground at the base of the steep hill behind their house, and partial displacement of the wetland at the back of the property. The

house and driveway plans appear unchanged, and a “birm” running roughly north and south has been added as an apparent attempt to contain the water flow on the steep slope at the east side of the house.

Let me point out that water runs at right angles to contour lines which are marked on the survey of this proposed lot in black “wavy” lines and labeled as to elevation in feet. At this time, the natural water flow trends generally north but recent fill activity has affected that flow, and the addition of a new home will direct the water flow in an even more easterly direction, toward the Shinks lot.

In 2016, a number of concerned neighbors engaged the services of **Ross Abel**, an engineer with **Oliver Surveying & Engineering**, to offer his opinion as to the viability of the building site and house plan, particularly in light of the facts of the steep slope, wetlands and drainage. ***His report is attached***. Briefly, he points out that: the building site, at 33% slope is significantly higher than the 18% threshold set forth by subdivision ordinance section 805.36, and that in fact, 50-60% of the land surface is at greater than that 18%. He also raises serious concerns about the slope, drainage (toward the house/garage) and width of the driveway.

In their 2016 denial of this plan (see attached), members of City Council acknowledged concerns about: natural drainage of the street from both directions to this lot; steep building slopes; water diversion/drainage on to the neighbor’s property (Judi & Tony Shink), potential liablility related to the construction and diversion of natural drainage, to name a few. Minutes from that meeting and vote **are attached** for your review. All five City Council Members voted unanimously to deny the Subdivision/Preliminary and Final Plat at 15610 Holdridge Road East.

Finally, I strongly urge each of you to “drive by” this site. Please come out and look at this slope. A photo does not begin to accurately portray the building site.

Thank you for listening, for your service to our community, and for your careful consideration regarding this project. If you have any questions regarding the comments put forth in this letter, please feel free to contact us!

Stay safe, be well!
Respectfully,

Anne Glad
612-418-1027
anne.glad@me.com
Stan Glad
612-418-1830
stanglad@me.com

Attachments:
Engineering Report
City Council Minutes 12/20/2016
Drawings

public feature must be consistent with the City's public art policy, 3) the applicant provide a defined budget to be paid by the applicant, 4) the applicant dedicate an easement to the City for the public feature, and 5) the maintenance and cost to maintain the public feature must be paid by the homeowners association for the condominiums. The motion carried 4/1 (McCarthy).

Mrs. Anderson made a motion, seconded by Mr. Tyacke, to approve the first reading of Ordinance No. 766 Amending the Official Zoning Map of the City to Rezone Property at 105 Lake Street East to PUD Planned Unit Development District. The motion carried 4/1 (McCarthy).

Mr. Dahl pointed out an update regarding this application will be given to the "Roundabout Committee," who is serving as the Public Art Committee.

d. Consider Resolution No. 49-2016 Denying Subdivision/Preliminary and Final Plat at 15610 Holdridge Road East

Director of Planning and Building Thomson reported property owners Anna Ovsyannikova and Yengeniy Ogranovich have submitted a development application to subdivide the property at 15610 Holdridge Road East into two single-family residential lots. The existing house would remain and one new home would be constructed on the new lot. The application includes review of concurrent preliminary and final plat subdivision.

Mr. Thomson provided an update on the grading and drainage for the site that was requested from the Council at the December 15 meeting. The new house would result in 144 cubic yards of net fill, which is about 12 truckloads. The total amount of site disturbance on the new lot is 360 cubic yards, which results in a change of grade of half of a foot over the entire lot. The drainage would be directed to the back of the lot, and gutters would be added to the new house to direct water towards the back of the house. There is no grading required within the wetland or wetland setback and the City Engineer agrees this plan complies with the City's grading ordinance.

Mr. Thomson reported the subdivision ordinance does not include clear language that defines steep slopes. City staff has calculated the average slope on the property, as measured from the wetland edge to the top of the slope. The slope rises between 27 feet to 35 feet and has an average slope ranging from 17.6 percent to 20.4 percent.

Mr. Tyacke pointed out the applicant's neighbor's engineer calculated their slope at a 33 percent grade, while staff calculated the applicant's slope at 17 to 20 percent. Mr. Thomson stated City staff used the definition of a slope within the Shoreland District. This definition displays an average throughout the area, not a slope in a select spot on the property.

Mr. Mullin inquired what tools are available to the adjacent property if the water grading plan negatively impacts it. Mr. Thomson stated the grading plan is reviewed throughout construction. If after construction water drainage negatively impacts the adjacent property, the property owner constructing the house would not receive a Certificate of Occupancy and would be required to fix the issue.

The applicants, Anna Ovsyannikova and Yengeniy Ogranovich, 15610 Holdridge Road East, provided pictures of neighboring properties and pointed out the similarities between their proposal and the existing homes. The total amount of dirt moved during the project is about 360 cubic yards and the maximum amount allowed before the need of a separate approval is 1,200 cubic yards. All excavated dirt will be used for fill and remain on the property, the gutters will be directed toward the back of the house, and there will not be any retaining walls. A 32-inch diameter heritage tree will be removed and will be replaced with 16 four-inch trees (total of 64 inches) to comply with the Tree Ordinance. During construction, a code appropriate orange mesh fence will be installed and the site will be monitored by the City Inspector.

Ms. Ovsyannikova stated if they build a ranch style home instead of the proposed two-story home, they will need to increase the footprint to accommodate the square footage. This means they will need more fill and additional removal of trees. They will be closer proximity to

the wetland, the water drainage from a larger roof will create a more intense flow, and only the pitch of the roof would be visible from the street.

Mr. Mullin inquired why the retaining walls were removed. Ms. Ovsyannikova stated the surveyors showed it should be a natural slope. There will be a retaining wall by the driveway and in the back.

Suzanne Candell, 15804 Holdridge Road East, pointed out the concerned neighbors in the audience, and stated the project is not good for the neighborhood. The design of lot does not reflect the character of the neighborhood, trees would be lost, and the subdivision would adversely impact the character of the neighborhood. They hired a civil engineer and his conclusion showed the slopes were steep at 33 percent, there are significant challenges with the driveway, and concerns with the nine-foot retaining wall. This site would not have a viable front or back yard. They believe the lot qualifies as a protected area and should not be built on.

Ann Glad, 15611 Holdridge Road East, commented the question is whether the slope is considered across the entire lot or only across the building area. She pointed out how they came up with the calculations of the slopes and stated there are potential problems when slopes are disturbed. One of the retaining walls near the driveway shows it to be nine feet tall, and they were told the walls would not be more than three feet in height. If the ordinance states a house should not be built on slopes more than 18 percent, this house is clearly over that and should not be built.

Bob Ambrose, 15803 Holdridge Road East, read a letter from Judith and Anthony Shink, 15600 Holdridge Road East, neighbors of the applicant who were unable to attend the meeting. The letter expressed their opposition to the subdivision and proposed home construction, and expressed concern with the negative effects on their land and character of the neighborhood, the complex nature and execution of drainage, retaining walls, grading, and fill. They do not know of any contingency plans in place if something were to fail and negatively impact their land and they are not familiar with the construction team the applicant is working with. They have already spent money and worked with the City to mitigate water issues and it is probable that this proposed build would present new challenges with water and settling.

Mrs. McCarthy inquired about the street at the proposed construction area that is designed with no curbs, and asked who would be responsible for fixing the street if water run off created additional problems. The road was already constructed to direct the water into the woods, but after the house is built, it looks like it will run right into the house. She expressed concern that it would become a burden on the City to fix it in the future. Mr. Thomson stated they would want to prevent the problem and it would be looked at during the final grading plan. City Attorney Schelzel stated street improvements are often assessed against property owners.

Mr. Thomson stated he would like to talk with City Engineer Kelly about whether there is impact and the type of agreement needed to protect the City, if needed.

Mr. Tyacke stated the property is very steep, the driveway is steep, and it is a difficult lot to build on. He agrees with the adverse effects identified by the Planning Commission and supports denial of this application.

Mrs. McCarthy stated her biggest concern is the amount of fill needed and the water and runoff that will adversely affect the neighbor's properties. The size of the lot is not in character with the neighborhood and she is not in favor of the application.

Mr. Mullin stated the grading plan and fill needed is substantial in order to make it a workable lot and it changes the character of the adjacent lot. There is a broader drainage issue for the street, streetscape and the neighborhood, and does not support the application request.

Mrs. Anderson stated the applicants have a right to subdivide their property. However, buildable area needs to be considered, and the code does not address that. The slope and driveway both present a huge challenge. The water and drainage remains an issue and she supports denial of the application. There are extreme conditions associated with the lot that are not in the best interest of the neighbors or the applicant.

Mr. Willcox complimented the applicants on their diligence and detail with their application, but stated he cannot support it. There are risks involved with building on the steep slope, they are trying to preserve the natural flow of the landscape, and it creates a lot that is comparable with lots in Minnetonka, but not Wayzata.

Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to adopt Resolution No. 49-2016 Denying Subdivision/Preliminary and Final Plat at 15610 Holdridge Road East, with an additional finding that the proposed grading and drainage on the significant slope would adversely impact the neighborhood. The motion carried 5/0.

AGENDA ITEM 7. City Manager's Report and Discussion Items.

a. Upcoming Events

City Manager Dahl announced New Years at the Muni will start at 8:00 p.m.

b. Miscellaneous

City Manager Dahl stated Wayzata staff enjoys working with Director of Planning and Building Thomson and supports him and his work.

City Manager Dahl thanked Councilmembers Anderson and Mullin for their commitment, support and dedication to the Wayzata community.

Mayor Willcox commented Councilmember Anderson was an energetic and forceful presence and her point of view was always very valuable. Councilmember Mullin was a part of many successful project implementations in the City. He thanked them both for their hard work, dedication, knowledge, and talent.

Councilmember Tyacke thanked Councilmembers Anderson and Mullin for their work and stated they will be missed.

Councilmember McCarthy thanked them for welcoming her to the Council and providing wisdom and friendship.

AGENDA ITEM 9. Public Forum Continued (as necessary).

None.

AGENDA ITEM 10. Adjournment.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adjourn. There being no further business, Mayor Willcox adjourned the meeting at 10:04 p.m.

Respectfully submitted,

Becky Malone 01-03-2017

Becky Malone
Deputy City Clerk

Drafted by Shannon Schmidt
TimeSaver Off Site Secretarial, Inc.

Oliver Surveying & Engineering, Inc.
Land Surveying • Civil Engineering • Land Planning

December 7, 2016

Ms. Suzanne Candell
15804 Holdridge Road East
Wayzata, MN 55391

RE: 15610 Holdridge Road East, Wayzata, Minnesota

Dear Suzanne:

At your request we have reviewed the proposed lot split with respect to Wayzata Subdivision Ordinance 805.36 Protected Areas. The language of that section states the following:

"Where land proposed for subdivision is deemed environmentally sensitive by the City, due to the existence of wetlands, drainage ways, watercourses, floodable areas, or steep slopes, the design of said subdivision shall clearly reflect all necessary measures of protection to ensure against adverse environmental impact."

We had the following documents provided to us for this review:

1. Preliminary plat prepared for Anna Ovsyannikova by Sathre-Bergquest, Inc. last revised October 7, 2016 included in the City Council packet of November 15, 2016, page 88 of 116.
2. City of Wayzata planning report, City Council, November 15, 2016, applicant Anna Ovsyannikova and Yengeniy Ogranovich, 15610 Holdridge Road East prepared by Jeff Thompson, Director of Planning & Building.
3. City of Wayzata, Wayzata Planning Commission, dated November 7, 2016. Report and recommendation of denial of proposed subdivision/preliminary and final plat at 15610 Holdridge Road East including minutes of public hearing for the applicant.
4. Draft resolution number 42-2016.
5. Proposed house plans.

We note the following conditions:

- Approximately 50-60% of the land surface in its existing condition is covered by ground slopes greater than the 18% threshold set forth by the subdivision ordinance section 805.36. The proposed house and garage are shown to be built on these steep slopes. The maximum slope within the proposed building area is estimated to be 33% (3:1 horizontal:vertical). We were not provided with a complete grading, drainage, erosion control plan and tree preservation plan to be able to address the necessary measures of protection to ensure against adverse environmental impact. The documents we reviewed do not contain any required and necessary measures to protect wetland areas, tree areas to be saved, steep slopes, vegetation restoration, drainage way stabilization, etc. Additionally, a proposed ground slope of 33% (3:1) is proposed between the northeast

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house corner and the wetland buffer. Retaining walls shown on the proposed house plans are not shown on the preliminary plat.

- We observed on the plans that the proposed driveway, in its proposed configuration and slope, will not provide adequate area by which to back a vehicle out of the garage, complete necessary maneuvers (a 90 degree turn) and travel to the street. We measured the width of the driveway in front of the garage to be 18 feet +/-. The proposed driveway slope is not shown correctly. The plan has shown a driveway with proposed slopes between 9.6% and 10%. We have found that the maximum proposed slope is in excess of 15%. The cross slope of the proposed driveway in front of the garage area is at 5% or greater and drainage is directed toward the garage. Drainage improvements are not shown by which to intercept and convey runoff in an appropriate manner.

In summary, the proposed lot contains sensitive areas such as steep slopes, trees and wetlands which must be protected.

Sincerely,

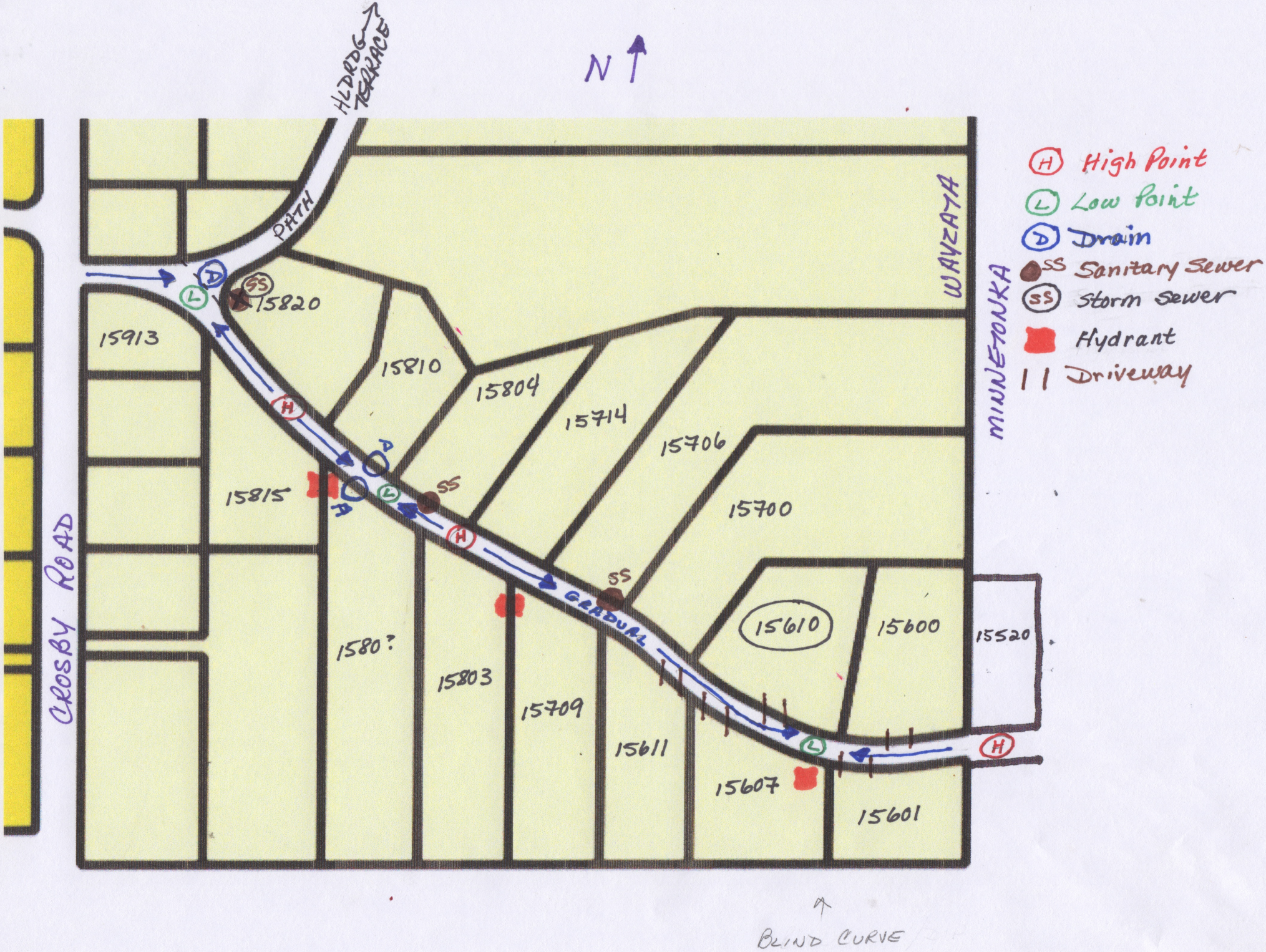
OLIVER SURVEYING & ENGINEERING, INC.

Ross D. Abel

Ross D. Abel, PE
Project Engineer

RDA\bjh

File: 9112.20-101
Letters\Holdridge Road East.120616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BLIND CURVE
High Point
Low Point
Drain
Sanitary Sewer
Storm Sewer
Hydrant
Driveway

Nick,

Good afternoon, I am writing in response to the letter we received regarding the proposed subdivision of 1561 Holdridge Road East.

My wife Paula and I own the property next door (15700 Holdridge Road East) to Anna and Yevgeniy. We have owned this property for about 20 years and like many neighbors, have invested large amounts of money in our home and specifically in cleaning up the wooded portion of our property in attempt to create a one of a kind view, in the heart of Wayzata.

About 60 days ago, Anna and Yevgeniy informed me of their intent to try again to subdivide their property. They asked for my input and I shared with them my concern over the negative impact it might have on our view and property value. They informed me they were not receiving the economic benefit they had hoped for and felt that a subdivide was the only way to improve their investment return.

I invited Anna and Yevgeniy to stand on my deck and look at their property, from our viewpoint. I communicated my frustration with their decision to place a large swing set on the boundary line of our properties as well as create an open storage area under the deck adjacent to our home. In addition to the swing set and storage area, there is a large boat permanently parked in the driveway on the east side of the property.

To their credit, Anna and Eugene came over to view their property and removed some items from their storage area. They informed me I wouldn't really see the new house they wanted to build and I shouldn't expect to see a negative impact on my property value. They also said the subdivide would require them to live more out of their front yard.

My question is, are there any ordinances the city has that limit the amount of "stuff", that can be stored outside on a homeowners property? Subdividing the lot will likely lead to more items being moved into the front yard and boundary areas of our properties.

Thanks

Charlie Baker

Mike Babcock
15601 Holdridge Road East
Wayzata, MN

Concerning the subdivision of property owned by Anna Ovsyannikova and Eugene (Yevgeniy) Ogranovich.

My concern is additional congestion and safety on Holdridge Road East with the addition of a home on this lot.

Holdridge Road East is basically a skinny little road. When two cars meet, one car may need to pull off as much as possible to let the opposing car pass. Pick-up trucks, similar to what you see with lawn care vehicles, pose a bigger problem. Semi Trailer trucks, service vehicles, or construction vehicles elevate to a game of Chicken. The loser pulls into a driveway and waits or turns around or in the recent case of a Metro Mobility van and a cement truck, the Metro van backed up from the curve nearly to Crosby.

Compounding the road width even more is when someone parks on the road. Visitors are encouraged to park in driveways or to drive over the curb and park as far off the road as possible. When the snow season arrives this becomes impossible.

The addition of another house at 15610 will remove more on-street parking when the driveway and mail box are installed. Removal of snow from the new driveway may push more snow on to the roadside. The road will become even skinnier.

In addition to congestion, safety is also a concern. The new house driveway, Shink's driveway, and our driveway will be exiting very close to each other. As the proposed plan is constructed there seems to be no way to turn around at the new house, meaning the new neighbors will drive into the driveway and will have to back up the hill and out onto Holdridge. There is no good way to accomplish this safely. The greatest danger probably is to vehicles coming from Crosby Road. Vehicles coming from that direction lack a clear vision down the road as they approach the curve in the road. Quite often once vehicles pass the final road hump, they increase their speed. We have to be extra careful when we **drive** out of our driveways. **Backing ou**t is dangerous.

The curve represents an additional safety threat to pedestrians, bikers, skate boarders, scooters, joggers, mail and package deliveries, garbage and recycling trucks, and maintenance and service vehicles.The curve is one of the narrowest parts of Holdridge Road, but is occasionally used as an on-street parking spot. Currently just off the road, it is used as a storage area for a boat, garbage and recycling carts, Bobcat skid steer parts, and some plastic bags with unknown items. The bottom line is the curve reduces visibility that is a safety issue for the users of Holdridge.

Our skinny street works hard to serve the residents of Minnetonka and Wayzata. Adding more usage to our street is an unwelcome reduction of safety and additional congestion.

HUMPS
AHEAD
SPEED
LIMIT
20

Oliver Surveying & Engineering, Inc.

Land Surveying • Civil Engineering • Land Planning

December 7, 2016

Ms. Suzanne Candell
15804 Holdridge Road East
Wayzata, MN 55391

RE: 15610 Holdridge Road East, Wayzata, Minnesota

Dear Suzanne:

At your request we have reviewed the proposed lot split with respect to Wayzata Subdivision Ordinance 805.36 Protected Areas. The language of that section states the following:

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In summary, the proposed lot contains sensitive areas such as steep slopes, trees and wetlands which must be protected.

Sincerely,

OLIVER SURVEYING & ENGINEERING, INC.

Ross D. Abel

Ross D. Abel, PE
Project Engineer

RDA\bjh

File: 9112.20-101
Letters\Holdridge Road East.120616

Wayzata Subdivision Ordinance 805.36

805.36: Protected Areas:

Where land proposed for subdivision is deemed environmentally sensitive by the City, due to the existence of wetlands, drainage ways, watercourses, floodable areas or steep slopes, the design of said subdivision shall clearly reflect all necessary measures of protection to ensure against adverse environmental impact. The City's Stormwater Management Plan shall be carefully referenced and adhered to when designing a subdivision. Based upon the necessity to control and maintain certain sensitive areas, the City shall determine whether said protection will be accomplished through lot enlargement and redesign or dedication of those sensitive areas in the form of outlots. In general, measures of protection shall include design solutions which allow for construction and grading involving a minimum of alteration to sensitive areas. Where these areas are to be incorporated into lots within the proposed subdivision, the applicant shall be required to demonstrate that the proposed design will not require construction on slopes over eighteen (18) percent, or result in significant alteration to the natural drainage system such that adverse impacts cannot be contained within the plat boundary.

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 6.a
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: 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

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 6.b
TITLE: Planning Commissioner Report for the May 19, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Douglas will give a report on the May 19, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 6.c
TITLE: Planning Commissioner Report for the June 2, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Flannigan will give a report on the June 2, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: June 15, 2020	**AGENDA ITEM:** 6.d
TITLE: Planning Commissioner Liaison for the June 16, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Eric Zweber	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Iverson is scheduled for the June 16, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. PC Assignments at Council Meetings 2020

2020
Planning Commission assignments at Council meetings

Meeting Date		Commission Representative
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
WEDNESDAY	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