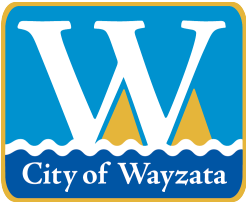


WAYZATA PLANNING COMMISSION

Meeting Agenda

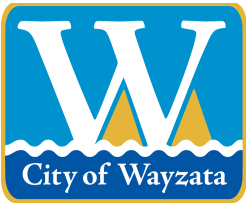
Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at: www.wayzata.org/wctv. 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 915 8872 8427, and press *9 to speak. You will be placed on hold and muted until you have been recognized and invited to speak.



Monday, August 17, 2020
6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - a. Approval of July 20, 2020 Meeting Minutes
- 5. Public Hearing Items**
 - a. Consider Development Application for a Lot Coverage Variance at 460 Peavey Road
- 6. Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Report for the July 21, 2020 City Council Meeting
 - c. Planning Commissioner Report for the August 4, 2020 City Council Meeting
 - d. Planning Commissioner Liaison for the August 18, 2020 City Council Meeting
 - e. Planning Commissioner Liaison for the September 1, 2020 City Council Meeting
 - f. Revised 2020 City Meeting Calendar
- 7. Adjournment**

Upcoming Meetings:



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 4.a
TITLE: Approval of July 20, 2020 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the July 20, 2020 Planning Commission meeting.

ATTACHMENTS:

1. July 20, 2020 Draft PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
July 20, 2020**

AGENDA ITEM 1. Call to Order

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

Chair Plantan read the following 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. 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 Interim Community Development Director Zweber to take roll call.

Present at roll call were Commissioners Plantan, Douglas, Merriam, and Bashioum. Interim Community Development Director Eric Zweber, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

Members absent at roll call were Commissioners Parkhill, Iverson and Flannigan

AGENDA ITEM 3. Approval of Agenda

Interim Community Development Director Zweber noted that the City had received a letter from the applicant for item 4.c. withdrawing their application for an impervious surface and setback variances at 225 Manitoba Avenue South, and asking to remove it from tonight's agenda. He proposed modifying the agenda accordingly to remove item 4.c and noted that the remainder of the agenda would be renumbered accordingly.

Chair Plantan asked for a motion to approve the agenda for the meeting with the amendment to remove item 4.c.

Commissioner Merriam made a motion, seconded by Commissioner Douglas, to approve the July 20, 2020 agenda as amended.

1 Interim Community Development Director Zweber completed a roll call vote on the motion. The
2 motion carried unanimously.

3
4
5 **AGENDA ITEM 4. Consent Agenda**

6
7 **a.) Approval of the July 6, 2020 Planning Commission Meeting Minutes**

8 **b.) Approval of Report and Recommendation for an Impervious Surface Variance at**
9 **128 Broadway Avenue North**

10 **c.) ~~Approval of Report and Recommendation for an Impervious Surface and a Rear~~**
11 **~~Setback at 225 Manitoba Avenue South~~**

12 **d.) Approval of Report and Recommendation for a Lakeshore Setback Variance at**
13 **578 Harrington Road**

14
15 Chair Plantan read the items on the consent agenda and asked if any Commissioner had questions
16 or wished to pull an item for further discussion.

17
18 Commissioner Merriam stated that her understanding after a discussion with Planner Kieser was
19 that item 4.d (now 4.c), regarding 578 Harrington Road, would be moved from the Consent
20 Agenda.

21
22 City Attorney Schelzel stated that procedurally, Commissioner Merriam can request that this item
23 be removed from the Consent Agenda and considered as a separate item.

24
25 Commissioner Merriam confirmed that she would like to remove item 4.c, from the Consent
26 Agenda for further discussion.

27
28 Chair Plantan confirmed the remaining items 4.a and 4b. on the Consent Agenda, and asked for a
29 motion to approve the Consent Agenda, as amended to pull 4.c for further discussion.

30
31 Commissioner Merriam made a motion, seconded by Commissioner Bashioum, to approve the
32 Consent Agenda, as amended.

33
34 Interim Community Development Director Zweber completed a roll call vote on the motion. The
35 motion carried unanimously.

36
37 **c. Approval of Report and Recommendation for a Lakeshore Setback Variance at**
38 **578 Harrington Road**

39
40 Planner Kieser explained that Commissioner Merriam suggested amending the language for
41 Finding C in the draft Planning Report and Recommendation related to "Practical Difficulties".
42 He stated that her proposed change is as follows: "The plight of the Applicant is due to the unique
43 narrow character of the Property, existing principal building size, and setbacks which prevent a
44 reasonable two-car garage and driveway within the impervious surface requirements, and was not
45 created by the Applicant."

1 Commissioner Merriam explained that she had a difficult time with this application and thinks that
2 the Commission has come up with a good solution to address her concerns, but wanted to make
3 sure there was enough language that explained why the Commission is recommending approval.

4
5 Commissioner Douglas asked City Attorney Schelzel to weigh in with his interpretation of this
6 language change.

7
8 City Attorney Schelzel stated that staff encourages the Commission to carefully review the draft
9 report and recommendations that are prepared by staff. He stated that it is helpful when the
10 Commission can suggest other particular findings for the language of the report. He stated that
11 Commissioner Merriam's proposed changes were a good amplification of what was already there,
12 and are not inconsistent with what City staff had originally drafted. He stated that staff is
13 comfortable with the suggested language change.

14
15 Chair Plantan asked for a motion to approve the Report and Recommendation for a Lakeshore
16 Setback Variance at 578 Harrington Road as presented with Commissioner Merriam's suggested
17 amendment.

18
19 Commissioner Merriam made a motion, seconded by Commissioner Douglas, to approve the
20 Report and Recommendation for a Lakeshore Setback Variance at 578 Harrington Road as
21 presented with Commissioner Merriam's suggested amendment.

22
23 Interim Community Development Director Zweber completed a roll call vote on the motion. The
24 motion carried unanimously.

25
26 **AGENDA ITEM 5. Public Hearing Items**

27
28 Chair Plantan noted that there were no Public Hearing items on the agenda.

29
30 **AGENDA ITEM 6. Other Items:**

31
32 **a) Review of Development Activities**

33
34 Planner Kieser stated that as the Commission will see from the next agenda item, on the
35 cancellation of the August 3, 2020 meeting, there are not many new development activities coming
36 forward in the next few weeks.

37
38 **b) Cancelling of August 3, 2020 Planning Commission Meeting**

39
40 Chair Plantan noted that the August 3, 2020 Planning Commission Meeting is cancelled.

41
42 **c) Planning Commissioner Report for the July 7, 2020 City Council Meeting**

43
44 Commissioner Merriam noted that Commissioner Parkhill had attended the City Council meeting
45 but was unable to attend tonight's Planning Commission meeting and asked her to give his report

1 from his notes. She gave an overview of the July 7, 2020 City Council Meeting as outlined in the
2 meeting minutes.

3
4 **d) Planning Commission Liaison for the July 21, 2020 City Council Meeting**

5
6 Chair Plantan noted that she will serve as the Planning Commission Liaison for the July 21, 2020
7 City Council Meeting.

8
9 **e) Planning Commission Liaison for the August 4, 2020 City Council Meeting**

10
11 Chair Plantan noted that Commissioner Bashioum will serve as the Planning Commission Liaison
12 for the August 4, 2020 City Council Meeting.

13
14 Interim Community Development Director Zweber noted that the Commissioner assignments have
15 been revised and the update is included in the packet. He noted that there is a possibility that
16 National Night Out may be rescheduled for the beginning of October, which would require another
17 slight change in the schedule.

18
19 **f) Zoning Ordinance Update Task Force and Priorities**

20
21 Interim Community Development Director Zweber explained that during the July 7, 2020 City
22 Council workshop, staff reviewed the sections of the City Code that will need to be changed now
23 that the 2040 Comprehensive Plan has been adopted. He stated that the Council indicated general
24 agreement on the approach and also supported the creation of a Zoning Ordinance Overhaul Task
25 Force to provide guidance for the process. Staff has proposed that the Task Force include two
26 Planning Commissioners, two City Councilmembers, a representative from the HPC, an
27 Energy/Environment member as well as three members of the public that have specific
28 qualifications related to the work, to be approved by the City Council and staff. He stated that the
29 City Council is expected to vote on the creation of this Task Force at the July 21, 2020 meeting.
30 He asked that Planning Commission members interested in serving on the Task Force send an e-
31 mail to planning@wayzata.org. He stated that the interested party information will be passed along
32 to the City Council, and noted that the Planning Commission is not being asked to vote on who
33 the potential two members of the Task Force will be.

34
35 Commissioner Douglas asked when this Zoning Ordinance Update Task Force will begin meeting.

36
37 Interim Community Development Director Zweber stated that he expects it to be September or
38 October. He explained that he expects staff to pick the first meeting date, but then the members
39 of the Task Force can be polled about what the best day will be to meet in the future. He stated
40 that they are asking for a commitment of at least one meeting per month for about 18 months.

41
42 Commissioner Merriam asked if the goal of the Task Force was to propose language changes for
43 the Zoning Ordinance.

44
45 Interim Community Development Director Zweber reviewed the color-coded chart in the packet
46 that includes the updates that will be required to comply with the 2040 Comprehensive Plan. He

1 noted that he expects the Task Force would work with staff to select a consultant to work with the
2 City and then be the lead in working on the necessary language revisions. He noted that he expects
3 that there will be agenda items added to both the City Council and the Planning Commission
4 meetings on the work, with regular updates on the work of the Task Force on these revisions.

5
6 Commissioner Bashioum asked if the Planning Commissioners would be able to attend the
7 meetings just to see what is going on, even if they weren't a member of the Task Force.

8
9 Interim Community Development Director Zweber stated that Planning Commissioners could
10 attend the meetings, even if they aren't selected as part of the Task Force, because they will all be
11 public meetings. He stated that if Zoom meetings continue, people will be able to join the meetings
12 just like they have been doing for the other City meetings.

13
14 Commissioner Bashioum asked that when the meetings are up and running that the Zoom meeting
15 number and passwords be passed along to the Planning Commission.

16
17 Commissioner Merriam asked how much the full Planning Commission will be involved in the
18 revisions, other than the two Task Force members coming from the Planning Commission.

19
20 Interim Community Development Director Zweber stated that ultimately, the Planning
21 Commission will be very involved. He explained that a goal in creating the Task Force is to have
22 more of an ongoing dialogue between the Task Force and the Planning Commission than there
23 was in the past with the Comprehensive Plan Task Force.

24
25 Commissioner Merriam asked what document was being referred to on the color-coded chart, for
26 example, when it says refer to page 13.

27
28 Interim Community Development Director Zweber stated that he believes that is referencing the
29 City's 2019-2024 Strategic Plan, and noted that document is available via the City's website. He
30 noted that if the Planning Commission is interested, there could be a brief agenda item in the future
31 that gives an overview of the Strategic Plan. He explained that the Strategic Plan is meant to be
32 updated more often than the Comprehensive Plan.

33
34 Commissioner Merriam stated that under Staff Lead Revisions on the chart, there is an item that
35 talks about Planned Unit Development Zoning District and the possibility of eliminating Section
36 933. She asked what the reason would be for considering elimination of Section 933.

37
38 Interim Community Development Director Zweber explained that currently in the Ordinance
39 PUDs can happen in two ways. He explained the two ways and noted that there are pros and cons
40 for both ways, but it is clumsy to have the ability to do it both ways, which is why they are
41 considering settling on the one that makes the most sense and eliminating the other.

42
43 City Attorney Schelzel explained that the chart just notes how the City may revisit the PUD
44 ordinance in general. He explained that there is some ambiguity and some confusion with the
45 existing language in the ordinance between whether it is a PUD/CUP or a PUD Rezoning. He
46 stated that there is also another whole separate section of the Zoning Ordinance that references the

1 different Zoning Districts, that says “PUD District”. One thought has been that the District section
2 would be expanded to help simplify some of the confusing language. He noted that there is also
3 not much in the current PUD ordinance that talks about public benefit, so staff would like to update
4 this section and make it easier for applicants, City Council, and the Planning Commission to
5 understand and apply, in addition to making it dovetail with the Comprehensive Plan and the City
6 goals.

7
8 Commissioner Bashioum asked for an update on the relatively new sidewalk near the car wash.
9 She stated that it is ADA non-compliant and asked when it would be fixed.

10
11 Interim Community Development Director Zweber stated that the developer needs to address all
12 their changes by August 1, 2020.

13
14 Commissioner Douglas asked about the sign up on Wayzata Boulevard and Ferndale Road asking
15 for input on what people want for the regional bike trail. She stated that she left a message for
16 Public Works Director Kelly but has not yet heard back. She stated that Ferndale Road is one of
17 the options, but she has always had a serious concern about the potential effect on the beautiful
18 tree canopy coming into the City. She asked when there will be public comment on this item.

19
20 Interim Development Director Zweber stated that he is not sure, but knows the City is working
21 with the Three Rivers Park District and their consultant. He stated that he expects the public
22 engagement to begin before the next Planning Commission meeting. He stated that he will talk to
23 the Communications Director and the City Manager and see if it can be put in the weekly update.

24
25 **AGENDA ITEM 7. Adjournment.**

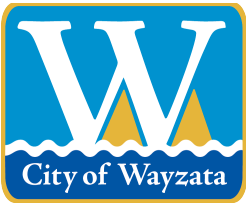
26
27 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

28
29 Commissioner Bashioum made a motion, seconded by Commissioner Douglas, to adjourn the
30 Planning Commission meeting.

31
32 Interim Community Development Director Zweber completed a roll call vote on the motion. The
33 motion carried unanimously.

34
35 The Planning Commission meeting was adjourned at 7:10 p.m.

36
37 Respectfully submitted,
38 Kayla Atkins Rokosz
39 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Lot Coverage Variance at 460 Peavey Road	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 10, 2020	

BACKGROUND:

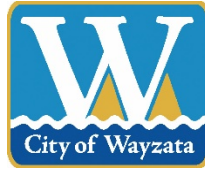
The property owner, Andrew Levin, DCL Investments LLC, has been issued a building permit to construct the new home at 460 Peavey Road. The applicant would like to add a cabana in the rear of the home that was not a part of the building permit that was issued. The proposed cabana requires a lot coverage variance. Lot Coverage is defined in the Zoning Code as the area of the lot consisting of buildings, not other impervious surfaces.

ACTION REQUESTED:

The Planning Commission should direct staff to create a Planning Commission Report and Recommendation based on the appropriate findings to be approved at the next Planning Commission meeting.

ATTACHMENTS:

1. Staff Report, Plans, and Public Comments



**Staff Report
August 17, 2020**

Addresses of Request: 460 Peavey Road
Applicant Andrew Levin, DCL Investments LLC
Prepared by: Nick Kieser, Assistant City Planner
“60 Day” Deadline: October 10, 2020

Development Application

Introduction

The property owner, Andrew Levin, DCL Investments LLC, has been issued a building permit to construct the new home at 460 Peavey Road. The applicant would like to add a cabana in the rear of the home that was not a part of the building permit that was issued. The proposed cabana requires a lot coverage variance.

Property Information

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

Address	PID	Owner
460 Peavey Road	01-117-22-43-0001	DCL Investments LLC

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

Current Zoning:	R-1A/Low Density Single-Family Estate District
Comp Plan Designation:	Estate Single-Family
Total Site Area:	70,690 sq. ft. (1.62 acres)

Project Location

The property is located on Peavey Road in between the intersections of Peavey Road and Ferndale Road.

Map 1: Project LocationApplication Requests

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

- A. Lot Coverage Variance: The R-1A Zoning District establishes a maximum lot coverage of 10%. The applicant is proposing to construct an attached cabana in the rear of the home which would bring the total lot coverage to 11.4%. Lot Coverage is defined in the Zoning Code as the area of a lot occupied by buildings, but not other impervious surfaces.

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-1A/Low Density Single Family Estate District	Estate Single-Family
East	Single-family home	R-1A/Low Density Single Family Estate District	Estate Single-Family
South	Single-family home	R-1A/Low Density Single Family Estate District	Estate Single-Family
West	Single-family home	R-1A/Low Density Single Family Estate District	Estate Single-Family

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on August 7, 2020. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on August 6, 2020.

Analysis of Application

Background

A building permit was issued in July 2020 to construct a new single-family home on this property. The building permit that was issued was for the home without the proposed cabana as shown in the plans attached.

Proposed Plan

The house will be a two-story, ~13,982 sq. ft. house. The foundation of the house will total 6,991 sq. ft. with an additional 1,123 sq. ft. for the proposed cabana. The lot coverage without the cabana is 9.9% and with the proposed cabana the lot coverage will total 11.4%. The building permit that was issued also allows the construction of a pool, driveway, and patio areas. The total impervious surface proposed is 19.5% which is below the 20% maximum for the R-1A Zoning District.

The project will remove 26 significant trees which adds up to 143 inches of significant tree removal. The property is allowed 108 inches of removal so the project will plant 14 new trees to replace 35 inches of tree removal. There are no heritage tree removals with this project.

Impervious Surface Coverage

The lot is 70,690 square feet in size. The total allowed lot coverage area for this lot is 7,080.9 sq. ft. The proposed lot coverage is 1,033.1 sq. ft. over the allowed maximum. The following table outlines the proposed lot coverage for the project:

Lot Coverage Surface	Area (sq. ft.)	Total Percentage
House	6,991	9.9%
Cabana	1,123	1.5%
Total	8,114	11.4%

Practical Difficulty Stated by Applicant

The applicant stated that the practical difficulty for this site is that the lot area is less than the minimum lot size for the R-1A Zoning District of 80,000 sq. ft. If the lot size was 80,000 sq. ft., then the allowed lot coverage size would be 8,000 sq. ft. The table above shows that this project has a total lot coverage of 8,114 sq. ft. The table below shows the existing lot measurements compared to the minimum lot measurements.

	R-1A Zoning Requirement	Actual Measurement
Lot Area	80,000 sq. ft.	70,809 sq. ft.

Lot Width	200 ft.	203 ft.
Lot Depth	200 ft.	297.5 ft.

The applicant has also provided an attachment that shows calculations of the lot coverages of the adjacent properties. Each of the adjacent lots conform to the 10% lot coverage maximum. The property to the north, 442 Peavey Road, has a smaller lot area than 460 Peavey Road. The owner of 442 Peavey Road has been issued a building permit for a single-family residence that conforms to all the zoning requirements. All but one of the adjacent properties has a smaller lot area. The applicant states that since 460 Peavey Road has a smaller lot area, the lot coverage overage is consistent with the existing lot coverage of the neighborhood.

Primary Questions to Consider

- Is this variance request in harmony with the general intentions and purpose of this Ordinance? Is this variance request consistent with the Comprehensive Plan?
- Is there a practical difficulty with this variance request?
- Is the proposed plan a reasonable use of this property?

Action Steps

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

Attachments

- Narrative
- Proposed Survey
- Proposed Floor Plans
- Proposed Renderings

Applicable Code Provisions for Review

Variance Standards: Section 905.01.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- A. Variances shall only be permitted when they are:**
 - (i) in harmony with the general purposes and intent of this Ordinance; and**
 - (ii) consistent with the Comprehensive Plan.**
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. **“Practical difficulties,” as used in connection with the granting of a variance, means that:**
 - (i) the property owner’s proposal for the property is reasonable but not permitted by this Ordinance;**
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - (iii) the variance, if granted, will not alter the essential character of the locality.**
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.**



333 Washington Ave N
Suite 210 | Union Plaza
Minneapolis MN 55401
612.676.2700 | www.djrarch.com

July 28, 2020

460 Peavey Road,
Wayzata MN

RE: Lot coverage variance

Project Description: The project is a 2 story single family house located at 460 Peavey road. The house is located in the R1A single family estate district. House features include a gambrel roof shingle style exterior, an in-ground pool and pool cabana.

VARIANCE OF LOT COVERAGE REQUIREMENTS REQUIRED FINDINGS

The following Lot Coverage variances are requested:

- Variance of the lot Coverage requirement to increase the maximum allowed 10% lot coverage to 11.4% to allow for an attached cabana.

Per zoning code 951.07 Lot coverage shall not exceed 10% of the area of the lot located in any R1A district.

(1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The lot size of 460 Peavey Road is 70,809sf, which is less than the minimum lot size required for an R1A lot. This is a circumstance unique to the site. The minimum lot size required for an R1A zoned lot is 80,000sf which would allow a maximum lot coverage of 8,000sf under the current zoning ordinance. The lot size of 460 Peavey Road allows a lot coverage of 7,089sf, which is 911sf less than the maximum allowed of a minimum R1A lot. The proposed total lot coverage is 8,114sf, (6991sf for the house and 1123sf for the cabana). This area is less than the average allowed lot coverage of the surrounding 5 lots which is 8,468sf.

- (2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The house and cabana propose a reasonable amount of coverage for the size of the lot when compared to the sizes of adjacent properties. The proposed house with open air cabana is a reasonable use of the property and is in keeping with the spirit and intent of the ordinance and comprehensive plan. The lot coverage of 8,114sf will be less than 3 of the surrounding properties.

- (3) *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The scale of the house with proposed open air cabana, located behind the main house, will not change the character of the neighborhood and is in scale with what the adjoining lots of the neighborhood are allowed to build under the R1A zoning requirements. The proposed house with attached cabana is 8,114 sf which is approximately 1.4% more lot coverage than allowed by the zoning code and is in character with the neighborhood if the neighbors were to build houses or additions to existing houses with the maximum lot coverage. The allowed lot coverages of adjacent properties range from 7,041 sf to 8,954sf, with an average of 8,468sf. The proposed house and cabana are less than the average allowed lot coverage of adjacent properties. The cabana is a single story structure located in the rear of the house and centrally within the site and will not have any impact to adjacent properties. The proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.



SITE LOCATION:
460 PEAVY ROAD, WAYZATA MN



SITE INFORMATION:			SHEET INDEX:	
SITE AREA:	70,809 SF	100%	COVER PAGE	A.0
LOT COVERAGE ALLOWED:	7,081 SF	10%	SITE SURVEY	A.1
LOT COVERAGE PROPOSED:	8,114 SF	11.4%	NEIGHBORHOOD CONTEXT PLAN	A.2
LOT COVERAGE OF HOUSE:	6,991 SF	9.9%	FLOOR PLAN - BASEMENT	A.3
LOT COVERAGE OF CABANNA:	1,123 SF	1.5%	FLOOR PLAN - LEVEL 1	A.4
			FLOOR PLAN - LEVEL 2	A.5
			ELEVATIONS	A.6
			ELEVATIONS	A.7
			3D VIEWS	A.8

LEGAL DESCRIPTION:
Lot 4, Block 2, Highcroft Subdivision, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown herein.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- While we show the building setback lines per the City of Wayzata web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

*• Denotes iron survey marker, found, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall be in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod as "as built" survey shall be done per City of Wayzata requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

LEGEND

EXISTING CONTOUR	-- 835 --
EXISTING SPOT ELEVATION	X 835.5
PROPOSED CONTOUR	835
PROPOSED SPOT ELEVATION	835.5
DRAINAGE ARROW - FLOW	⇒
SILT FENCE/BIO ROLL	SF
TREE REMOVAL	✕

PROPOSED ELEVATIONS

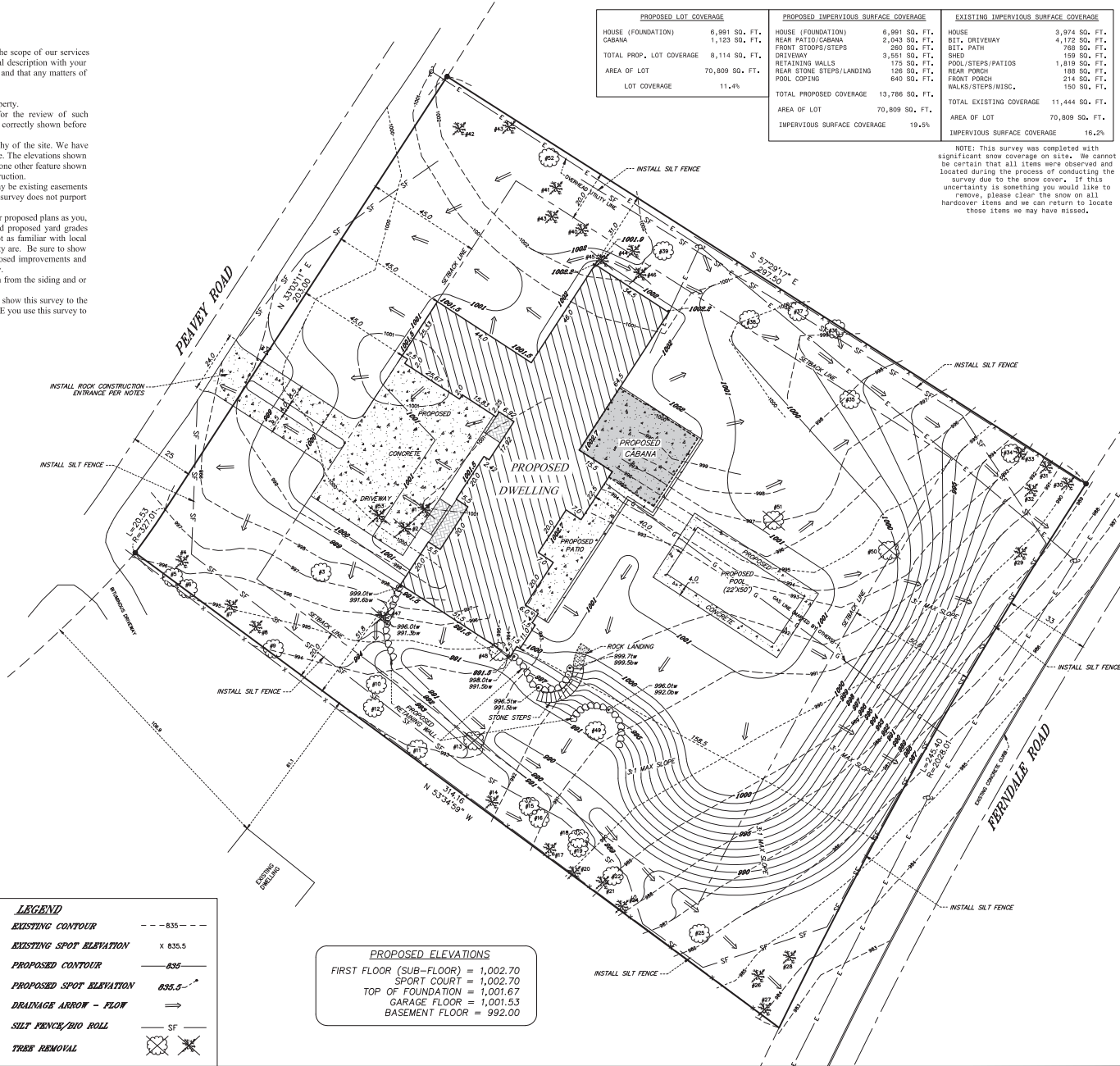
FIRST FLOOR (SUB-FLOOR) = 1,002.70
SPORT COURT = 1,002.70
TOP OF FOUNDATION = 1,001.67
GARAGE FLOOR = 1,001.53
BASEMENT FLOOR = 992.00

PROPOSED LOT COVERAGE	
HOUSE (FOUNDATION)	6,991 SQ. FT.
CABANA	1,123 SQ. FT.
TOTAL PROP. LOT COVERAGE	8,114 SQ. FT.
AREA OF LOT	70,809 SQ. FT.
LOT COVERAGE	11.4%

PROPOSED IMPERVIOUS SURFACE COVERAGE	
HOUSE (FOUNDATION)	6,991 SQ. FT.
REAR PATIO/CABANA	2,043 SQ. FT.
FRONT STUOPS/STEPS	280 SQ. FT.
DRIVEWAY	3,551 SQ. FT.
RETAINING WALLS	175 SQ. FT.
REAR STONE STEPS/LANDING	128 SQ. FT.
POOL COPING	640 SQ. FT.
TOTAL PROPOSED COVERAGE	13,786 SQ. FT.
AREA OF LOT	70,809 SQ. FT.
IMPERVIOUS SURFACE COVERAGE	19.5%

EXISTING IMPERVIOUS SURFACE COVERAGE	
HOUSE	3,974 SQ. FT.
BIT. DRIVEWAY	4,172 SQ. FT.
BIT. PATH	768 SQ. FT.
SHED	159 SQ. FT.
POOL/STEPS/PATIOS	1,819 SQ. FT.
REAR PORCH	189 SQ. FT.
FRONT PORCH	214 SQ. FT.
WALKS/STEPS/WISC.	150 SQ. FT.
TOTAL EXISTING COVERAGE	11,444 SQ. FT.
AREA OF LOT	70,809 SQ. FT.
IMPERVIOUS SURFACE COVERAGE	16.2%

NOTE: This survey was completed with significant snow coverage on site. We cannot be certain that all items were observed and located during the process of conducting the survey due to the snow cover. If this uncertainty is something you would like to remove, please clear the snow on all hardcover items and we can return to locate those items we may have missed.



Advance
Surveying & Engineering, Co.

17917 Highway No. 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advanceur.com

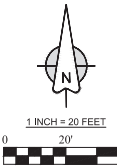
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY REGISTERED PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

James S. Rinke
James S. Rinke
52716
LICENSE NO.

April 21, 2020

DATE:

DRAWING ORIENTATION & SCALE



CLIENT /JOB ADDRESS

**COBBLESTONE
HOMES
INC.**

460 PEAVEY RD.
WAYZATA, MN

DATE	REVISION DESCRIPTION
6-26-20	REAR PATIO, POOL, RET. WALLS DRIVE & HC TABULATION
7-27-20	ADDED CABANA

SURVEYED DATE:

MARCH 3, 2020

DRAFTED DATE:

APRIL 22, 2020

SHEET TITLE

PROPOSED SURVEY

SHEET SIZE: 22 X 34

DRAWING NUMBER

200402 JR

SHEET NUMBER

S1

SHEET 1 OF 1



442 PEAVEY RD		
LOT SIZE:	70,412 SF	
LOT COVERAGE:	7,041 SF	
447 PEAVEY RD		
LOT SIZE:	88,548 SF	
LOT COVERAGE:	8,855 SF	
465 PEAVEY RD		
LOT SIZE:	89,542 SF	
LOT COVERAGE:	8,954 SF	
470 PEAVEY RD		
LOT SIZE:	100,463 SF	
LOT COVERAGE:	10,046 SF	
490 PEAVEY RD		
LOT SIZE:	74,462 SF	
LOT COVERAGE:	7,446 SF	
AVG LOT COVERAGE	8,468 SF	
460 PEAVEY RD		
LOT TOTAL-	70,809 SF	100%
LOT COVERAGE-	8,114 SF	11.4%
IMPERVIOUS-	13,786 SF	19.5%

NEIGHBORHOOD PLAN

1" = 100'-0"

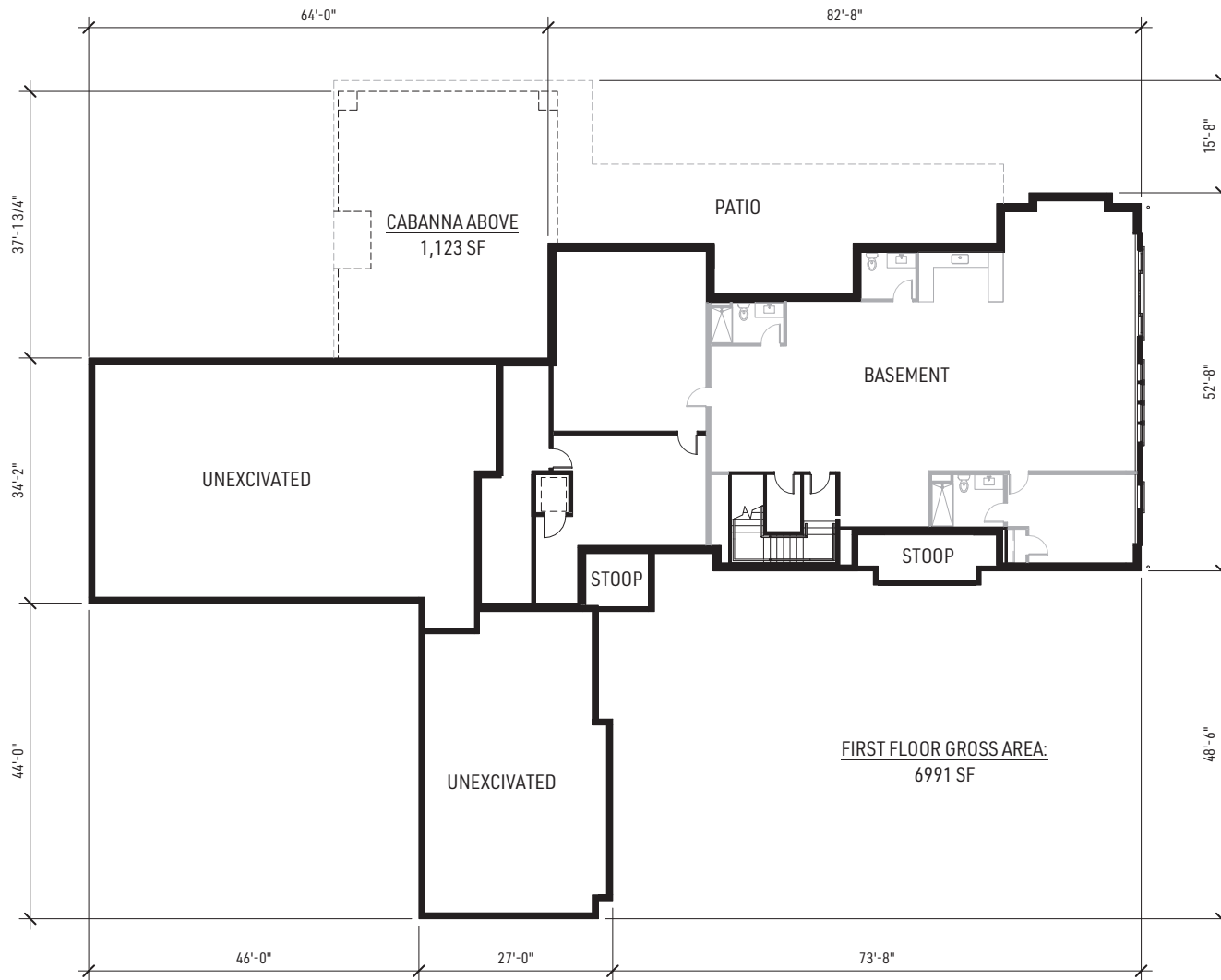




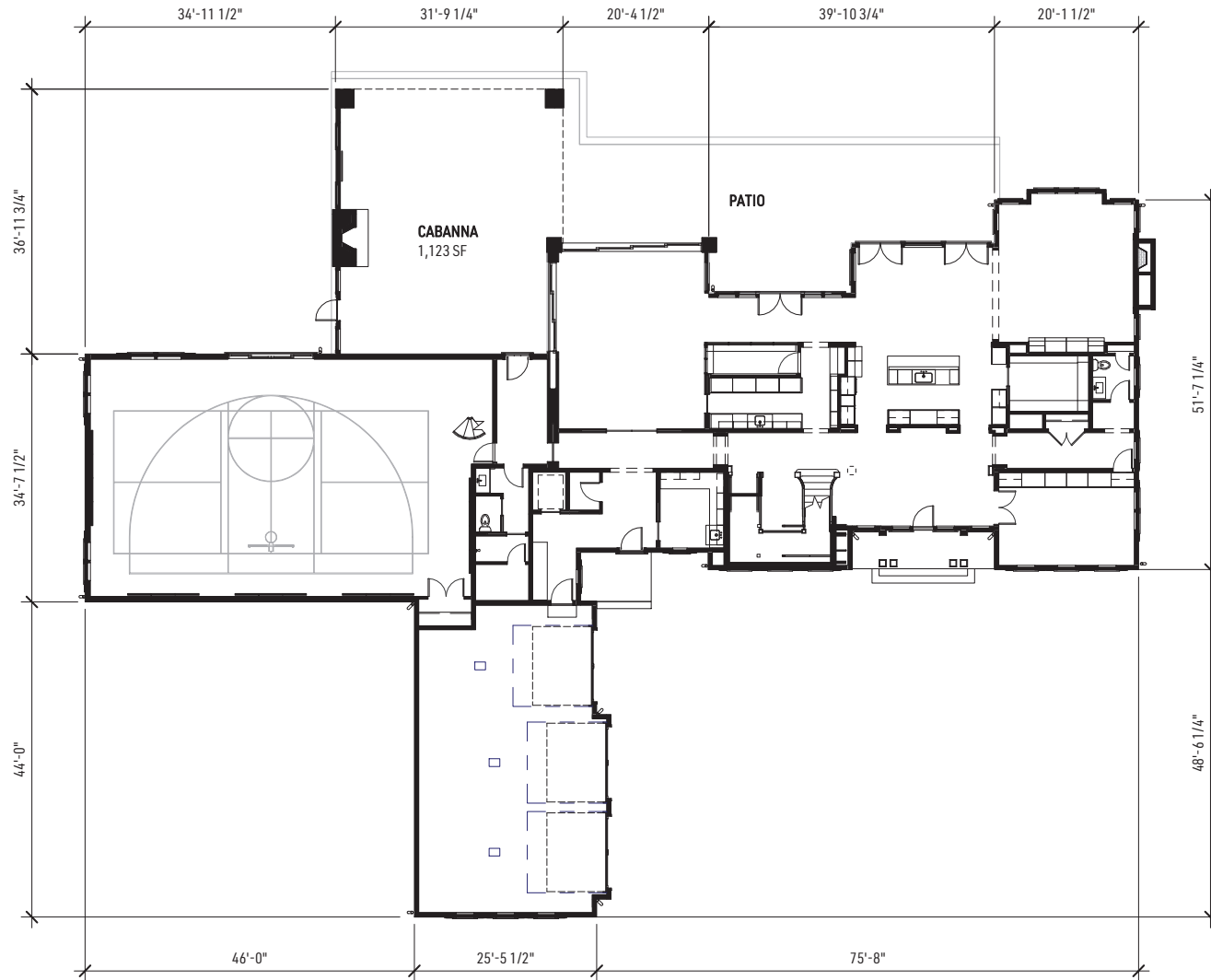
ADJACENT LOTS WITH PROPOSED MAX LOT COVERAGES OF 10%

NEIGHBORHOOD CONTEXT SITE PLAN
06/18/20
460 PEAVEY RD

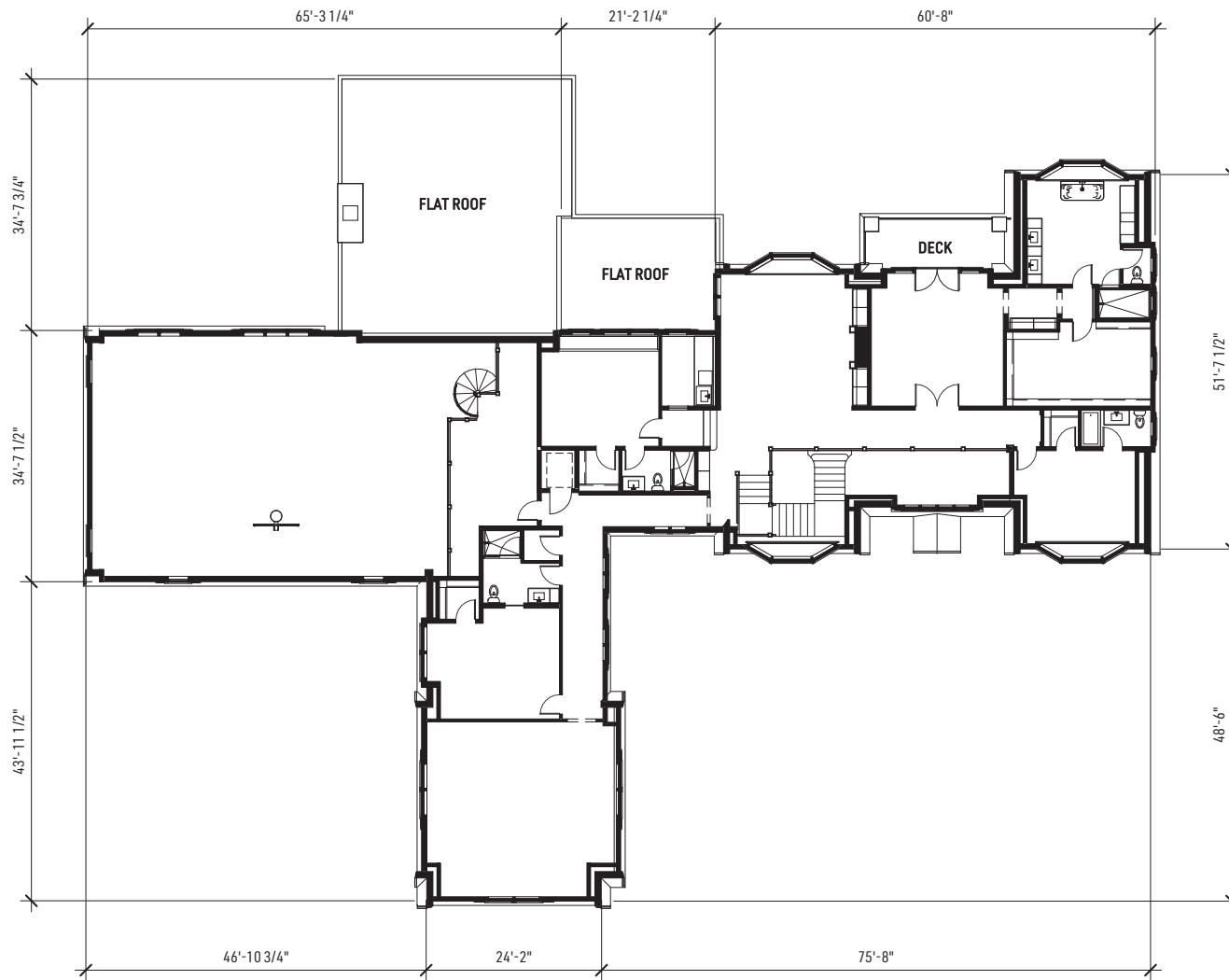
Copyright 2019 DJR Architecture, Inc.



1 FLOOR PLAN - BASEMENT
1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



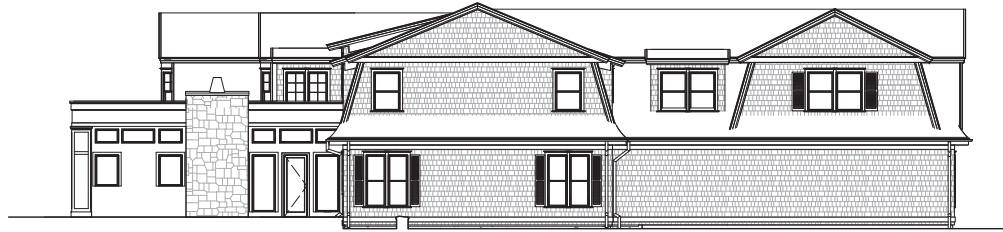
1 **FP - LEVEL 2**
1/16" = 1'-0"



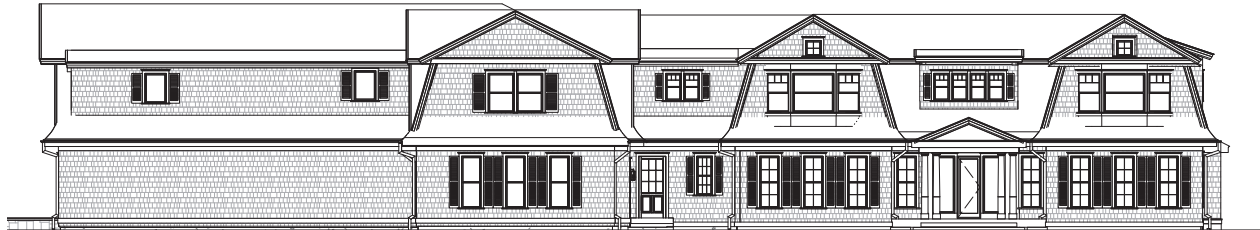
1 ELEVATION - SOUTH
1/16" = 1'-0"



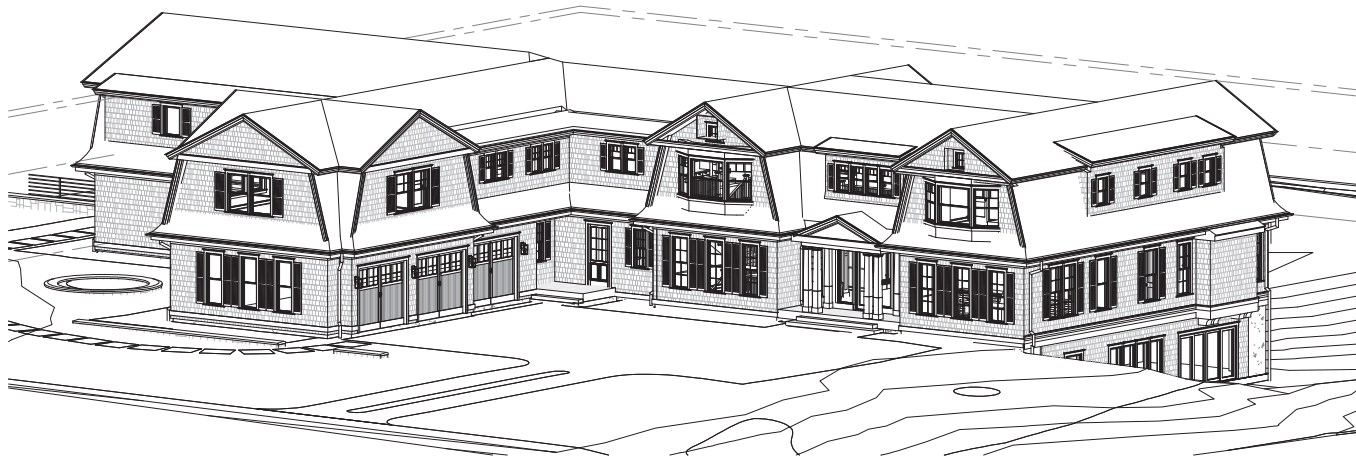
2 ELEVATION - EAST
1/16" = 1'-0"



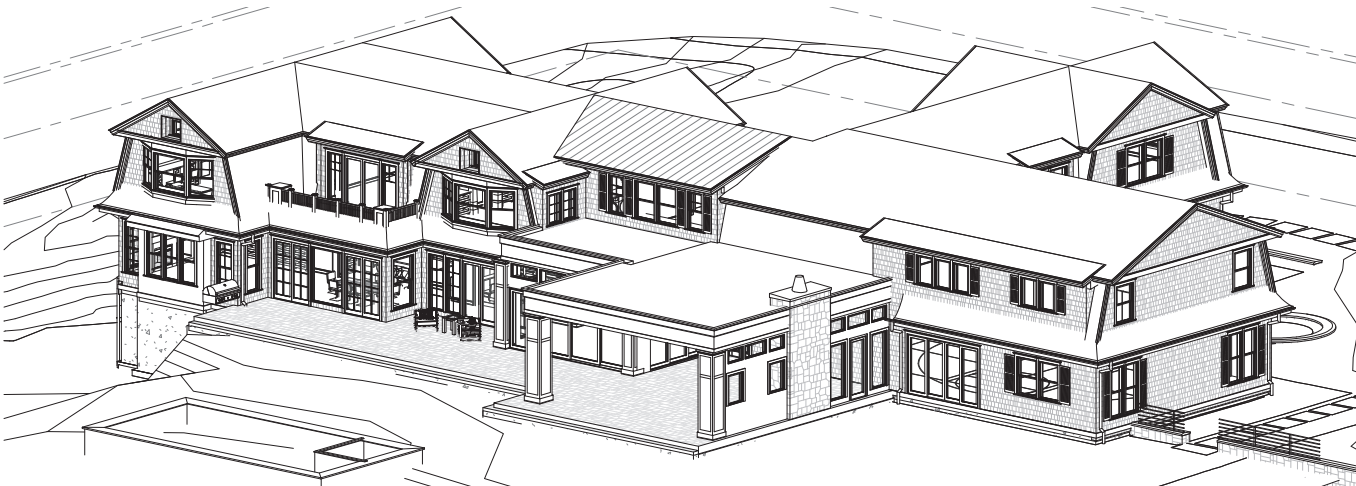
2 ELEVATION - NORTH
1/16" = 1'-0"



1 ELEVATION - WEST
1/16" = 1'-0"



FRONT



BACK

July 30th, 2020

Re: Lot coverage variance at 460 Peavey Rd

Dear Wayzata City Planning Commission,

The purpose of this letter is the voice my support for the variance application to increase the lot coverage from 10% to 11.4% submitted by my neighbor at 460 Peavey Rd.

We feel this is a reasonable request that does not alter our use or enjoyment of our property and is in line with the essential character of our neighborhood.

We hope you will come to the same conclusion & support this variance application.

Regards,

A handwritten signature in black ink, appearing to be 'MR' followed by a stylized flourish.

Mike & Brittany Reger – 426 Ferndale Rd

July 30th, 2020

Re: Lot coverage variance at 460 Peavey Rd

Dear Wayzata City Planning Commission,

The purpose of this letter is the voice my support for the variance application to increase the lot coverage from 10% to 11.4% submitted by my neighbor at 460 Peavey Rd.

We feel this is a reasonable request that does not alter our use or enjoyment of our property and is in line with the essential character of our neighborhood.

We hope you will come to the same conclusion & support this variance application.

Regards,

A handwritten signature in black ink, appearing to be a stylized 'M' or 'W' followed by a horizontal line.

Clark & Margo Gassen – 442 Peavey Rd

July 30th, 2020

Re: Lot coverage variance at 460 Peavey Rd

Dear Wayzata City Planning Commission,

The purpose of this letter is the voice my support for the variance application to increase the lot coverage from 10% to 11.4% submitted by my neighbor at 460 Peavey Rd.

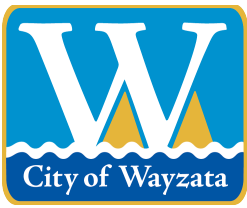
We feel this is a reasonable request that does not alter our use or enjoyment of our property and is in line with the essential character of our neighborhood.

We hope you will come to the same conclusion & support this variance application.

Regards,

MIKE SEELAND

Mike & Susan Seeland – 470 Peavey Rd



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

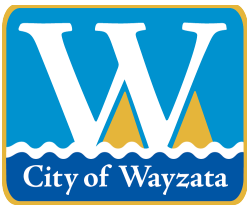
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Report for the July 21, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

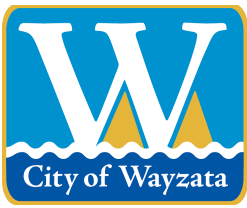
Chair Plantan will give a report on the July 21, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.c
TITLE: Planning Commissioner Report for the August 4, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

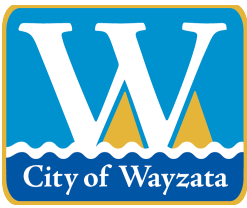
Commissioner Bashoum will give a report on the August 4, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.d
TITLE: Planning Commissioner Liaison for the August 18, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Merriam is scheduled for the August 18, 2020 City Council meeting.

ACTION REQUESTED:

N/A

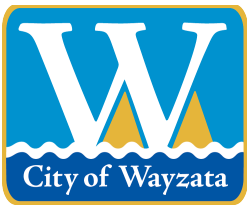
ATTACHMENTS:

1. Planning Commission assignments at Council meetings 2020

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
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
Tuesday	August 4, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Wednesday	October 7, 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: August 12, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.e
TITLE: Planning Commissioner Liaison for the September 1, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Douglas is scheduled for the Tuesday, September 1, 2020 City Council meeting.

ACTION REQUESTED:

N/A

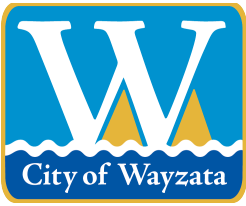
ATTACHMENTS:

1. Planning Commission assignments at Council meetings 2020

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
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
Tuesday	August 4, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Wednesday	October 7, 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: August 12, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 17, 2020	AGENDA ITEM: 6.f
TITLE: Revised 2020 City Meeting Calendar	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2020 City Meeting Calendar was revised to show that Night to Unite was rescheduled to October 6. The City Council meeting was rescheduled from October 6 to October 7. Please note that the next Planning Commission is on Tuesday, September 8 because of Labor Day. Since the month starts on a Tuesday, the Planning Commission meetings and City Council meetings will not occur on the same week in September.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2020 Public Meeting Calendar revised 07.02.2020

City of Wayzata

2020 Meeting Calendar

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

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

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

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

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

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

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

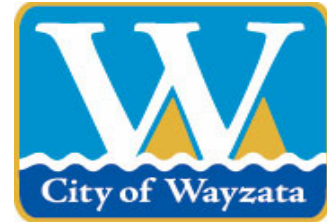
August 2020						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

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

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

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

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



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

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

- Presidential Nomination Primary Elec - 3/3/20
- Primary Election - 8/11/2020
- General Election - 11/3/2020
- Caucus - 2/25/2020

Revised July 7, 2020