

WAYZATA PLANNING COMMISSION

Meeting Agenda

Pursuant to Minnesota Statute Sec. 13D.015, and the Executive Orders and Emergency Declarations related to the COVID19 pandemic, this Planning Commission meeting is being conducted by electronic means using the audio and video conferencing platform, Zoom. Members of the public may watch and listen to the meeting by logging into Zoom, or by calling 312-626-6799 on a phone, and entering Zoom Meeting ID 939 3912 5603 and Passcode 035789. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.



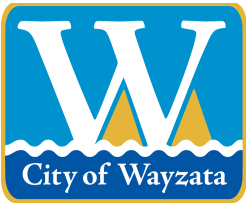
To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press *9. In each case, you will be muted until you have been recognized and invited to speak.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

Monday, February 22, 2021
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of February 1, 2021 Meeting Minutes
 - b. Approval of Planning Commission Report and Recommendation for an Amendment to a Conditional Use Permit for Fee-In-Lieu-of-Parking (FILOP) for Melvin's 235 Office Building at 235 & 239 Lake Street East
 - c. Acknowledge Application Withdrawal Letter for a Comprehensive Plan Amendment, Zoning Map Amendment, Subdivision, Conditional Use Permit, and a Variance at 304, 312, and 318 Barry Avenue South
5. **Public Hearing Items**
 - a. Consider Development Application for a Design Review at 700 Lake Street East
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
7. **Adjournment**

Upcoming Meetings:
Planning Commission - March 1, 2021
City Council - March 2, 2021



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	AGENDA ITEM: 4.a
TITLE: Approval of February 1, 2021 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 February 1, 2021 Planning Commission meeting.

ATTACHMENTS:

1. Draft PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
February 1, 2021**

AGENDA ITEM 1. Call to Order

Vice-Chair Parkhill called the meeting to order at 6:30 p.m.

Vice-Chair Parkhill 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. 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 97346362450, 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

Vice-Chair Parkhill asked Director Goellner to take roll call.

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

Absent at roll call were Chair Plantan and Commissioner Merriam.

AGENDA ITEM 3. Approval of Agenda

Vice-Chair Parkhill asked for a motion to approve the agenda for the meeting.

Commissioner Stockton made a motion, seconded by Commissioner Douglas, to approve the February 1, 2021 agenda as presented.

Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- 1
- 2 **a.) Approval of the January 25, 2021 Meeting Minutes**
- 3 **b.) Approval of Planning Commission Planning Report and Recommendation s for a**
- 4 **Preliminary and Final Plat at 314 and 322 Broadway Avenue North**
- 5 **c.) Approval of Planning Commission Report and Recommendation for a Heritage**
- 6 **Preservation Site Designation for the Trappers Cabin at 220 Grove Lane East**
- 7

8 Vice-Chair Parkhill read the items on the consent agenda and asked if any Commissioner had
9 questions or wished to pull an item for further discussion.

10
11 Hearing no such request, Vice-Chair Parkhill asked for a motion to approve the Consent Agenda
12 as presented.

13
14 Commissioner Douglas made a motion, seconded by Commissioner Bashioum, to approve the
15 Consent Agenda as presented.

16
17 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

18
19 **AGENDA ITEM 5. Public Hearing Items**

- 20
- 21 **a) Consider Development Application for an Amendment to a Conditional Use**
- 22 **Permit for Fee-in-Lieu of Parking (FILOP) for Melvin's 235 Office Building at**
- 23 **235 and 239 Lake Street East**
- 24

25 Director Goellner stated that the first public hearing item is a request is to amend the existing
26 Conditional Use Permit that was issued under the City's fee-in-lieu of parking policy (FILOP) for
27 the property at 235 and 239 Lake Street East. The properties are guided for Central Business
28 District in the Comprehensive Plan and are zoned for Planned Unit Development. She explained
29 that the existing CUP is to allow for a parking shortfall of up to 73 stalls for the project that is
30 underway. The applicant is requesting to replace 2 parking stalls in the underground garage with
31 a tenant elevator. This will reduce the office space by 300 square feet and increase the parking
32 shortfall from 73 to 75 stalls. She stated that the project on the property is a 3-story office building
33 that is currently under construction that includes 1 floor of underground parking with a public
34 parking facility planned at the rear of the building. She reminded that Commission that the
35 applicant donated land for the driveway and the planned public parking facility to the rear of the
36 building. She gave an overview of the public parking facility plans, and explained that the Council
37 has decided to move forward with a surface parking lot design with 153 spaces, and construction
38 should begin in the summer of 2021. She reviewed the parking demand study that was conducted
39 in October of 2020 which found that the lot will meet the low-end parking demands. She reviewed
40 the FILOP policy and the questions for the Commission to consider when looking at this proposed
41 change.

42
43 Commissioner Bashioum asked whether there would be a consideration of renegotiating the
44 FILOP fees even though this is only 2 more stalls. She asked if staff felt the fee currently imposed
45 was likely to be renegotiated, or if staff is recommending that it stay the same.

1 Director Goellner stated that under the City's existing FILOP policy, the fee is \$10,000 per parking
2 stall. She stated that it is assumed at this point that this request would change the totals fees
3 accordingly, and would be made in the Development Agreement and brought to the City Council.
4 She stated that she believes the applicant is working with the notion that it would still be \$10,000
5 per parking stall, but that question could be brought to the Council for further review.

6
7 Commissioner Douglas asked if this change to the construction plans will impact the appearance
8 of the building.

9
10 Director Goellner stated that she does not see any change to the exterior building planned because
11 the elevator is planned for the back half of the building, and accessible from the parking garage
12 below and up to the third-floor tenant. She stated that the applicant did make a slight change to
13 the front of the building during the permitting process in order to ensure ADA accessibility on the
14 front part of the building.

15
16 There being no further questions for staff, Vice-Chair Parkhill invited the applicant to address the
17 Commission.

18
19 Applicant principal and representative, Patrick Hughes, 19960 Lakeview Avenue, Deephaven,
20 stated that he is uncomfortable being in front of the Commission at this late stage. He explained
21 that the genesis of the issue relates to the feedback he is getting in the marketplace, and that the
22 primary driver behind the second elevator is walkability. He stated that the addition of this elevator
23 will not change anything on the front of the building. He stated that he is expecting that his FILOP
24 fees will increase by 2 parking spots.

25
26 There being no questions from the Commission for the applicant, Vice-Chair Parkhill opened the
27 public hearing on the application at 6:50 pm.

28
29 Director Goellner stated there were no people that called in to the meeting that have asked to speak
30 at the public hearing.

31
32 There being no one wishing to comment on the application, Vice-Chair Parkhill closed the public
33 hearing at 6:51 pm.

34
35 Vice-Chair Parkhill asked for the Commission to share their questions and feedback on the
36 application.

37
38 Commissioner Douglas stated that in looking at the parking study, she is not too concerned about
39 this change in parking. She stated that she knows quite a few people who walk and bike from
40 other areas into the City to enjoy the new plaza, and suspects that was not considered in the study.
41 She noted that she recently read an article about how COVID-19 has changed the workplace and
42 companies may continue having people work from home. She stated that she questions if the
43 City's overall parking needs will be as great as a result of the changes due to COVID-19. She
44 stated that because this request is only for 2 additional spaces, she feels this is a reasonable request.

1 Commissioner Bashioum stated that she is pleased that Mr. Hughes is planning to increase his
 2 FILOP for the extra 2 stalls. She stated that she understands the need to come back with this
 3 request late in the process, and noted that she feels the elevator will be a positive change for the
 4 building tenants. She stated that she is in support of this request.

5
 6 Commissioner Stockton stated that she feels access to Lake Street is important and appreciates that
 7 Mr. Hughes is addressing it. She stated that Commissioner Douglas raised an interesting point
 8 about the changes in the workforce and questions how the City can incorporate real-time unknowns
 9 when it comes to thinking about parking, and how that may change as a result of what is happening.
 10 She asked if the attractiveness of the Panoway project for the City had been considered in the
 11 parking study. She stated that she does believe the City will become a more attractive place for
 12 visitors.

13
 14 Director Goellner stated that they did include some Panoway estimates in the parking analysis, but
 15 knows they were not perfect. She stated that they came up with a demand of about 50 vehicles at
 16 peak time.

17
 18 Commissioner Flannigan stated that he supports this application, and thinks it is appropriate for
 19 what the applicant is trying to accomplish.

20
 21 Vice-Chair Parkhill thanked Mr. Hughes for his generosity in donating the land to the City for the
 22 public parking lot. He stated that he thinks the safety of the tenants and employees will be
 23 improved with this requested change because they will not need to walk down the alley, and he
 24 plans to support this request.

25
 26 There being no further discussion, Vice-Chair Parkhill asked for a motion on the application.

27
 28 Commissioner Stockton made a motion, seconded by Commissioner Douglas, to direct staff to
 29 prepare a draft Planning Commission Report and Recommendation with appropriate findings
 30 reflecting a recommendation of approval for the requested amendment to the FILOP CUP for
 31 Melvin's 235 Office Building at 235 and 239 Lake Street East for review and adoption at the next
 32 Planning Commission meeting.

33
 34 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

35
 36 **b) Consider Development Application for a Comprehensive Plan Amendment,**
 37 **Zoning Map Amendment, Subdivision, Conditional Use Permit, and a Variance**
 38 **at 304, 312, and 318 Barry Avenue South**
 39

40 Director Goellner stated that the next public hearing item is for the Barry Avenue Condominiums
 41 proposal for 3 properties on Barry Avenue. The applicant is Doran Companies and the property
 42 owner is Lowell Zitzloff. The applicant has brought forward five approval requests for the project:
 43 Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary and Final Plat;
 44 Conditional Use Permit; and a Variance. Director Goellner noted that the applicant has begun the
 45 design review process, and their plan is to finalize the design after getting through with the
 46 requests being brought forward at tonight's meeting. The two northern properties are currently

1 guided Central Core Residential, and the southern property is guided Central Business District, in
 2 the 2040 Comprehensive Plan. She stated that the applicant is requesting that the Central Core
 3 Residential properties be re-guided to Central Business District. She explained that the largest
 4 implication with a change in the land use guidance is to the densities that are permitted. She stated
 5 that, in the past, the two northern properties were guided for a density of 5-12 units/acre. She
 6 noted that in the 2040 Comprehensive Plan, the City set the density for the southern property at
 7 20-30 units/acre, and reduced the two northern properties to 3-6 units/acre. The applicant is
 8 requesting to re-guide the properties so they are permitted to have 20-30 units/acre on all three
 9 properties. She reviewed general considerations for the Commission to think about for evaluating
 10 an amendment to the Comprehensive Plan. She stated that the current zoning for the two northern
 11 properties is R-5, and the southern lot is C-4. She explained that the zoning information is a bit
 12 complicated, and noted that the long-term vision and zoning regulations have not been in alignment
 13 for the two northern properties. She stated that these properties have been zoned R-5 for a long
 14 time, but the more consistent zoning for Central Core Residential would be R-3. She explained
 15 that the applicant is requesting that the zoning map be changed to change the two northern
 16 properties to C-4 Central Business District.

17
 18 Assistant Planner, Nick Kieser, continued the staff presentation and highlighted that the proposal
 19 is for three story, 35-foot-tall residential building on the three properties. The building would have
 20 19 condominium units which would be about 46,100 square feet in size. He reviewed the setbacks,
 21 and noted that there is a variance request for the front setback. He reviewed some renderings that
 22 were supplied by the applicant and noted that there will be significant landscaping installed in front
 23 of the building. He explained that the applicant is proposing 41 underground parking stalls for the
 24 project, and reminded the Commission that the code requires 2 parking stalls for every residential
 25 unit. The applicant is proposing to remove 412.5 inches of trees and are currently proposing to
 26 plant 44 tree inches on site, so the remaining mitigation for tree loss will have to be met most likely
 27 with a fee for planting trees in other locations in the City. He reviewed the proposed density of
 28 28.8 units/acre, and noted that in the C-4 district the residential density would need to follow the
 29 R-5 zoning, which right now only allows 21.78 units/acre. He noted that the City's Zoning Task
 30 Force is in the process of reviewing R-5 density standards in order to meet the new 2040
 31 Comprehensive Plan density range of 20-30 units/acre. He noted that a CUP is required for an all-
 32 residential project within the C-4 district, and reviewed some of the specific criteria to be
 33 considered in this situation. The applicant's variance request is for a proposed setback of 29.6 feet
 34 to 35 feet from the sidewalk edge to the building, and they are planning to install a five-foot
 35 sidewalk extension along Barry Ave S. He reviewed the practical difficulties criteria to be
 36 considered for this variance request. He explained the applicant's subdivision request to combine
 37 the three lots into one, and noted that all three of the lots are currently non-conforming to either
 38 the R-5 and C-4 zoning standards. He stated that if this lot combination was approved, it will
 39 create a conforming C-4 zoned lot. He reviewed the grading change from an elevation of 950 to
 40 966 to the proposed elevation of 952.3 for ground floor and 962.8 for the first-floor elevation. He
 41 again noted that the applicant is proposing to remove 20 trees from the site, of which 17 are
 42 significant and 3 are heritage. Their proposed landscape plan would replace 44 inches of tree, so
 43 they would need to mitigate for 393 inches under the code standards through a fee of \$62,880. He
 44 noted that a neighborhood meeting was held with the neighborhood via Zoom on September 2,
 45 2020 and 13 people attended. He stated that the discussion and questions raised at that meeting
 46 revolved around guest parking, common space, balcony areas and whether it would be marketed

1 for empty nesters. He noted that the City has not received any public comment on this project
2 ahead of the public hearing.

3
4 Director Goellner reviewed the considerations for the Commission with the application's requests
5 and noted that she would suggest the Commission focus on the Comprehensive Plan and Zoning
6 Map amendments first, because the other three requests are contingent on the properties being
7 rezoned as C-4.

8
9 Vice-Chair Parkhill asked if the Commission had any questions for Staff.

10
11 Commissioner Douglas stated that she just received a text from someone in the community who is
12 watching on television who asked that Vice-Chair Parkhill reiterate how people can call in to
13 participate in the public hearing.

14
15 Director Goellner noted that residents may call 1-312-626-6799, enter Meeting ID 97346352450
16 and passcode 486071.

17
18 Commissioner Flannigan asked why the applicant wouldn't rezone to R-5 rather than C-4.

19
20 Director Goellner stated that staff has talked to the applicant about a number of different options
21 and noted that one of the key pieces of the R-5 district is that it has a very limiting floor area ratio
22 standard of .7, which makes it very difficult to find a way to do a residential proposal on this
23 property.

24
25 Commissioner Flannigan stated that it appears as though there is more flexibility in the C-4 zoning,
26 and asked what the density is within the R-5 zoning.

27
28 Director Goellner stated that R-5 density is limited to about 21-22 units/acre, but noted that is
29 outdated now that the City has the 2040 Comprehensive Plan, because that plan calls for about 30
30 units/acre.

31
32 Commissioner Flannigan asked how many acres the combined three lots would cover.

33
34 Director Goellner stated that she believes it is about 28,000 square feet, which is about 2/3 of an
35 acre and they are planning 19 units.

36
37 There being no further questions for staff, Vice-Chair Parkhill invited the applicant to address the
38 Commission.

39
40 Applicant's representative, John Ferrier, Doran Architecture at 7803 Glenroy Rd Bloomington,
41 MN, stated that he is the applicant but Lowell Zitzloff is the property owner and developer for this
42 project. He noted that Mr. Zitzloff has a vast history in the City of Wayzata that spans over 70
43 years.

44
45 Lowell Zitzloff gave a brief history of the Zitzloff family and noted that they have lived in Wayzata
46 for over 100 years. He stated that he has lived in the City for 87 years and shared a little about his

1 family dynamics after his father passed away in 1943. Mr. Zitzloff explained that he had worked
2 for the City of Wayzata when he was 11 and 12 years old by taking care of the ice rink, the heater
3 house, the beach, and the parks. He had mentors from the City that stepped in and took care of
4 him as a type of father-figure, when it was needed. He shared a few stories about he and his
5 brother's days playing football for Wayzata. He stated that all three of his sons work full-time in
6 Wayzata, and their family has had many businesses in the City and noted that they are planning to
7 add a coffee/sandwich shop to their new building. He explained that they are trying to make the
8 condominiums attainable and believes that Wayzata is one of the most desired cities in the State.

9
10 Mr. Ferrier gave a brief overview of their requests and highlighted that their plans make three non-
11 conforming sites into a conforming site. He noted that the project meets all the requirements for
12 C-4 for height and floor area ratio, and meets or exceeds all setbacks. He noted that they are
13 looking for a variance to pull the building off of the sidewalk because it is a residential use and not
14 commercial. He stated that they are not yet submitting for Design Review, but would like the
15 Commission's feedback on the architecture as it is currently proposed. He stated that the building
16 features lakeview bay windows, and he described some of the other materials that they are planning
17 to use. They are planning roof gardens and significant front yard landscape plans. He explained
18 that they wanted to bring the mass of the building down to a more human scale which is one of the
19 reasons that they have sited the building in the location they are proposing, so it is set into the
20 slope in order to preserve some of the natural grade change. They reduced the massing of the third
21 floor by setting back the entire floor ten feet, and a portion of the 1st and 2nd floor will be set back
22 about 7.5 feet which they feel reduces the impact of the building at street level. He stated that the
23 intent of this project is to bring year-round owners to the building, and they believe these units will
24 be more attainable than many of the other products available in the City. He stated that the
25 developer will be paying park dedication fees that will equate to 10% of the land value.

26
27 Commissioner Flannigan asked if there were any comments from the owner on these three
28 properties when the 2040 Comprehensive Plan was being worked on.

29
30 Mr. Zitzloff stated that they had been trying to decide what the best use for the properties would
31 be over the years. He stated that other ideas had been a bed and breakfast and a commercial
32 meeting center, but with the new hotel that is no longer necessary. He stated that he did not have
33 any input into the Comprehensive Plan.

34
35 Commissioner Flannigan asked what would be the alternative uses for these properties.

36
37 Mr. Zitzloff stated that he had spoken to the neighbors about the condominiums and believes that
38 he has their blessing for his plans. He stated that he has also spoken with the surrounding neighbors
39 which are zoning C-4 commercial. They believe that the best use for these properties is residential
40 with residents that will be there 11-12 months out of the year.

41
42 Commissioner Douglas stated that she understands the building meets the 35-foot standard for
43 height, but it is also built on a hill, and asked how that compares to the height of the properties
44 behind it.

1 Mr. Ferrier explained that the rear of the building will have three exposed floors which means it
2 will be taller than the residential buildings behind it, but is consistent with the multi-family
3 residential to the north and the commercial buildings to the south.

4
5 Commissioner Douglas asked how much taller this building would be.

6
7 Mr. Ferrier stated that adjacent to their site are one story garages for the one-story single-family
8 homes. He stated that he would estimate that the nearby garage is about 20 feet tall, and their
9 proposed building would be another 12.5 feet above that.

10
11 Ben Lindau, architect for the applicant, noted that the back property line against the single-family
12 homes drops down 4 feet at the corner, so it is effectively almost half a level dropping down; so
13 when you look from the residences to the east side of the project, the building will be almost half
14 a story sunken in. From grade, it will be about 27 feet and not 35 feet.

15
16 Commissioner Douglas asked if the parking garage was something that you go down into, or just
17 level and straight in.

18
19 Mr. Ferrier stated that it is level.

20
21 Commissioner Douglas asked if there was a way to go down so the building is lower on the land.

22
23 Mr. Ferrier stated that they can look at recessing it a bit, but explained that the problem is that
24 going down a few feet requires quite a bit of driveway distance and if that is done inside the
25 building, they will lose parking.

26
27 Commissioner Stockton noted slide #26 in the packet shows a cross section of the building that
28 shows the landscape and the garages, and behind which shows that the garages will be
29 overshadowed; but that gives a good idea of the perspective.

30
31 Vice-Chair Parkhill asked why the idea is that these units will appeal to people who will live there
32 11-12 months out of the year, rather than be snowbirds.

33
34 Mr. Zitzloff's son, Jeff Zitzloff, stated that the price point will be quite a bit lower, which would
35 probably attract people that are more year-round residents.

36
37 Mr. Zitzloff stated that most of the people who live in the \$2,000,000 to \$5,000,000 condominiums
38 in Wayzata are only here about 5.5 months of the year.

39
40 Vice-Chair Parkhill asked if the pricing would be below market.

41
42 Mr. Zitzloff stated that they will be below market and attainable.

43
44 Commissioner Douglas asked what Mr. Zitzloff considered an attainable price.

1 Mr. Zitzloff stated that some units will be under \$1,000,000 and some units will be just over
2 \$1,000,000.

3
4 Commissioner Bashioum asked about the range of the condos, and would like to know the low-
5 end price and the higher price for the multi-bedroom condos.

6
7 Mr. Zitzloff stated that they were trying to have as many under \$1,000,000 as they could, and the
8 highest cost for a unit will be \$1,500,000.

9
10 Mr. Zitzloff's son, Jeff Zitzloff, stated that some of the cost will be determined by what the owners
11 decide to do in their unit. He explained that their goal is to come in and make the initial price
12 attainable and then the owners can do whatever they would like on the inside, which will have an
13 effect on the final price. He noted that the average price for the shell will be under \$1,000,000.

14
15 Mr. Zitzloff explained that the building will be done with post tension and steel materials, and not
16 wood.

17
18 Commissioner Douglas asked if there would be central halls in each floor, or individual entrances
19 off of an elevator.

20
21 Mr. Ferrier stated that there will be interior corridors. He explained that there will be a lobby space
22 that has mail boxes, and then residents would be able to go up to their units.

23
24 Commissioner Douglas expressed concern about the hallway lights being left on all the time, and
25 the impact that may have on the nearby townhomes.

26
27 Mr. Ferrier stated that the corridors are all double loaded interior corridors, and the only exposure
28 will be on the east side where the stairwell is located.

29
30 Mr. Zitzloff noted that the east side borders the C-4 properties.

31
32 There being no further questions from the Commission for the applicant, Vice-Chair Parkhill
33 opened the public hearing on the application at 8:01 pm and reiterated the instructions for calling
34 or logging into the public hearing.

35
36 Planner Kieser stated there were no people that called in to the meeting that have asked to speak
37 at the public hearing.

38
39 There being no one wishing to comment on the application, Vice-Chair Parkhill closed the public
40 hearing at 8:03 pm.

41
42 Vice-Chair Parkhill asked for the Commission to share their questions and feedback on the
43 application.

44
45 Commissioner Douglas stated that she is very bothered by the idea of a Comprehensive Plan
46 amendment because people have worked long and hard on it. She stated that there was a reason

1 that they went with lower density guidance on two of the lots. She stated that she is concerned
2 that the apartment to the north will be up for redevelopment soon, and there are three single family
3 homes just north of that. She stated she is concerned that if the City sets a precedent with this
4 change, there will be density creeping closer to the single-family homes. She stated that she is
5 also concerned about the three properties to the east. She stated that the building seems massive
6 and overwhelming. The density of 28 units feels too large for this site, and she is also bothered by
7 the clearing of all the trees. She stated that the only thing she supports in the application is the
8 variance for the west setback because that would add a lot of greenspace. She reiterated that at
9 this point, she could not recommend to approve this application.

10
11 Mr. Zitzloff's son stated that there are only 19 units, and not 28 units, in their proposal.

12
13 Commissioner Douglas explained that their request was to change the Comprehensive Plan to that
14 density standard, which could allow other people to come in with 28 units/acre.

15
16 Commissioner Stockton asked about the results of the recent Design Task Force survey. She asked
17 if any of those results aligned with some of the design considerations for this proposal.

18
19 Director Goellner stated that staff is in the process of gathering this information, and the findings
20 and recommendations for changes will be brought to the Commission and the Council sometime
21 this spring. She clarified that the City would work with the existing design standards until that
22 time. She stated that she would like to refrain from using the survey or this information until the
23 City has gone through the full review process, and noted that the applicant is not yet in the Design
24 Review phase. She stated that the Commission could give feedback and comments at this point
25 regarding design, but asked the Commission to keep the discussion focused on the criteria for the
26 specific request before the Commission tonight.

27
28 Commissioner Stockton stated that the proposal for the setback from the sidewalk and the recessed
29 third floor seem like a positive consideration.

30
31 Commissioner Bashioum reviewed some of the things that the Commission is supposed to weigh
32 as part of their decision. She stated that she feels this project adversely effects the surrounding
33 properties, and that she also shares Commissioner Douglas' concern about density creep. She
34 stated that last year when the City was looking at the Comprehensive Plan, many people had big
35 concerns about the increase in density, especially along certain corridors within the City; so she is
36 reluctant to increase density where it is not mandated. She stated that she has a big problem with
37 clear cutting the lot and the massing of the building, and feels this would be a big jump to 20-30
38 units/acre. She stated that she cannot in good conscience support this project as proposed. She
39 stated that she is very familiar with Mr. Zitzloff's history, and feels he has done wonderful things
40 in the City. She stated that she loves the Five Swans building and agrees that he has done a
41 wonderful job there, but she just does not think this is the right project for these three parcels in
42 this particular area.

43
44 Commissioner Flannigan agreed that this a tough proposal because in other areas of the City, there
45 are R-3 houses that abut three-story apartment buildings. He stated that there are other places
46 where there is mixed zoning and wished that the applicant would have raised this concern when

1 the 2040 Comprehensive Plan was being put together. He stated that in his estimation, there are
2 three properties here that are somewhat blighted and are being used as a storage property for
3 construction material. He stated that it feels like there should be something done on these
4 properties. He stated that there are no comments from the public on this project or even from
5 anyone surrounding the property. He stated that generally when a developer is doing something,
6 many people come in to talk about it. He stated that there are two premier developers in the City
7 that about this property, and they have not said anything. He stated that he agrees with his fellow
8 Commissioners, but also feels that there is a solution for this property. He stated that it feels like
9 it is too big and too much; however, the surrounding property owners aren't saying anything either
10 in support or in opposition to the project. He stated that he feels the statement regarding residents
11 in this proposed building being 11–12-month residents is not necessarily accurate, and thinks a
12 lower price point may make it more likely that it is a second home for someone. He stated that it
13 would be nice to have more attainable residential in this area and while he feels the property is
14 primed to do something, this proposal has too much massing.

15
16 Vice-Chair Parkhill stated that he appreciates that this is a boutique development and, with the
17 setback, has somewhat of the look and feel that the City would want. He stated that without
18 reiterating what everyone else on the Commission has already said, he agrees with what has been
19 stated. He asked if this should be Bluff district or Lake Street district. He stated that it is clear that
20 two of them are Bluff district and one is Lake Street district, and feels it may be okay to have some
21 sort of transition, but he is not sure jumping to the C-4 zoning is equivalent to a transition. He
22 asked if there would be a way to take another look at this and see if they can come up with more
23 of a transition building. He stated that it is not consistent with the Comprehensive Plan, nor is the
24 building charming. He stated that he would be sad about the trees coming down, even though he
25 realizes that there may be a way to make up for that. He stated that he is very surprised that the
26 two single family homes on the east side of the property have not spoken up and expressed an
27 opinion on this project. He stated that the proposal is consistent with the buildings across the street
28 and to the south, as well as Lake Street projects. He stated that he appreciates the setback that they
29 are proposing and that it would become one conforming site. He stated that he cannot support the
30 proposal as it is presented, but does think there is a way to make it more of a transition building,
31 which would be appropriate in this location.

32
33 Commissioner Flannigan stated that Vice-Chair Parkhill made a very interesting point about the
34 transitional dynamic of this property. He stated that his mind takes him to what is happening on
35 the Keller Williams site with the row homes. He stated that he agreed that it feels like this could
36 be an interesting opportunity for more of a transition project.

37
38 There being no further discussion, Vice-Chair Parkhill asked for a motion on the application.

39
40 Commissioner Flannigan made a motion, seconded by Commissioner Douglas, to direct staff to
41 prepare a draft Planning Commission Report and Recommendation with appropriate findings
42 reflecting a recommendation of denial, based on the Commission's discussion, of the
43 Comprehensive Plan amendment, Zoning Map amendment, Preliminary and Final Plat,
44 Conditional Use Permit, and the Variance requests for properties located at 304, 312, and 318
45 Barry Avenue South, for review and adoption at the next Planning Commission meeting.

1 Director Goellner completed a roll call vote on the motion. Upon a vote, the motion carried
2 4 ayes, 1 abstention (Stockton).

3
4 **AGENDA ITEM 6. Other Items:**

5
6 **a) Review of Development Activities**

7
8 Planner Kieser stated that there are no new development applications for the next Planning
9 Commission meeting but are a few in the works for March.

10
11 Commissioner Douglas asked what was happening with the discussion about one of the restaurants
12 expanding their patio area onto City property.

13
14 Planner Kieser explained that the restaurant had withdrawn their application for now, and the
15 upcoming discussion by staff and at the Council workshop will shape how this will proceed. He
16 stated that the issue has not gone away but there may be changes with that applicant's proposal.

17
18 Commissioner Douglas asked if the workshop meeting would be on Zoom.

19
20 Planner Kieser confirmed that the workshop meeting will be held via Zoom.

21
22 Director Goellner stated that there was a question at the last meeting regarding the previously
23 approved development at 401 Lake Street. She stated that she spoke to the owner today and got
24 an update that he has been working with neighboring properties to find a shared designed solution
25 for the construction space of the office. She stated that no additional public hearings will be
26 required, but since November they have been working in good faith with the neighboring
27 properties to finish out their final agreements and are hoping to begin work as soon as possible.
28 She stated that one action they are taking immediately is to include construction wrap fencing
29 which will create a barrier. She stated that she has spoken with them about making sure their
30 construction superintendent is on site every day and is very mindful of the high amount of
31 pedestrian activity that will be there, especially this summer.

32
33 **b) Planning Commissioner Liaison Schedule and City Meeting Calendar**

34
35 It was noted that Commissioner Douglas will be the liaison for the Council meeting.

36
37 **AGENDA ITEM 7. Adjournment.**

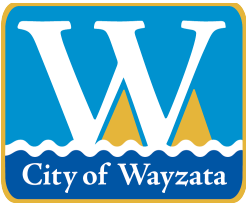
38
39 There being no further business on the agenda, Vice-Chair Parkhill asked for a motion to adjourn.

40
41 Commissioner Bashioum made a motion, seconded by Commissioner Flannigan, to adjourn the
42 Planning Commission meeting.

43
44 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

45
46 The Planning Commission meeting was adjourned at 8:30 p.m.

1
2 Respectfully submitted,
3 Kayla Atkins Rokosz
4 *TimeSaver Off Site Secretarial, Inc.*
5



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation for an Amendment to a Conditional Use Permit for Fee-In-Lieu-of-Parking (FILOP) for Melvin's 235 Office Building at 235 & 239 Lake Street East	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: March 13, 2021	

BACKGROUND:

A development application has been submitted by Patrick Hughes of Melvin's 235 LLC for 235 & 239 Lake St E. The applicant is requesting approval of an Amendment to the Conditional Use Permit (CUP) approved in May 2020 to add 2 parking stalls to the permitted shortfall. The existing CUP approves the Project's parking requirement shortfall of up to 73 parking stalls. The Amendment request would increase the shortfall to 75 parking stalls.

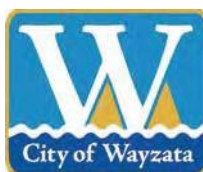
There were not any comments received at the public hearing. The Planning Commission recommended approval on a 5-0 vote.

ACTION REQUESTED:

Approval of Planning Commission Report and Recommendation for an Amendment to a Conditional Use Permit for Fee-In-Lieu-of-Parking (FILOP) for Melvin's 235 Office Building at 235 & 239 Lake Street East

ATTACHMENTS:

1. Draft Planning Commission Report & Recommendation for FILOP CUP Amendment - Melvins 235 at 235 and 239 Lake St



WAYZATA PLANNING COMMISSION

February 22, 2021

REPORT AND RECOMMENDATION OF APPROVAL OF FILOP CUP AMENDMENT AT 235 & 239 LAKE ST E

SUMMARY OF RECOMMENDATION

1. **Approval*** of Amendment to previously approved FILOP CUP to meet additional two space parking requirement

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

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** Property owner, Melvin's 235, LLC, and Patrick Hughes (collectively, the "Applicant") have submitted an application (the "Application") requesting approval of an amendment to a Conditional Use Permit (CUP) approved in May 2020 under the City's Fee-In-Lieu of Parking (FILOP) Policy (the "FILOP CUP") for the PUD project approved under City Council Resolution 53-2018 (the "Project") at 235 & 239 Lake St E. The amendment would allow for the inclusion of an elevator to make the Project's office building more accessible from Lake Street for tenants and visitors.
- 1.2 **Approval Requested.** The Application requests approval of an amendment to the FILOP CUP to add 2 parking spaces to the number of permitted parking space short fall, for a total of up to seventy-five (75) parking spaces (the "FILOP CUP Amendment").
- 1.3 **Property.** The address, property identification numbers and owner of the subject property (the "Property") are as follows:

Address	PID	Owner
235 & 239 Lake St E	06-117-22-23-0381	Melvin's 235, LLC

The legal description of the Property is attached to this Report as Attachment A.

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

Zoning:	PUD/Planned Unit Development
Comp plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District W/Wetland Overlay District Lake Street Design District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Wayzata Sun Sailor* on January 21, 2021. A copy of the notice was mailed to all property owners located with 350 feet of the Property on January 21, 2021. The public hearing on the Application was held at the February 1, 2021 Planning Commission meeting.

Section 2. STANDARDS

2.1 FILOP CUP Amendment.

- A. CUP Amendment. An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Sec. 904.05.
- B. Parking Requirements. A minimum of 3 parking spaces are required for each 1,000 sq. ft. of floor area used for offices. Sec. 920.11.
- C. FILOP CUP. Any new use on a property that cannot meet the applicable on-site minimum parking requirements of City Code may be permitted if: (1) a fee-in-lieu of parking is paid as specified in the City's FILOP Policy; and (2) a Conditional Use Permit is approved based upon the requirements of Section 904.02 and the following criteria in the FILOP Policy:
 1. The Project is located within the "Mobility District" as established by City Council.
 2. The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District.
 3. The parking impact of the Project does not exceed the available capacity of the City's parking facilities.

The general CUP criteria of Section 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 FILOP CUP Amendment. The addition of an elevator will not materially alter the appearance and general design of the Project, and will improve walkability and accessibility from Lake Street for tenants and guests. Based on the updated PUD General Plan, and the requirements of the Zoning Ordinance, the Project requires 102 parking spaces. The proposed Project includes 27 enclosed parking spaces within an underground garage on the Property, and thus needs an additional 75 spaces, which have been requested under the City's FILOP Policy. With respect to such request, the Commission finds:

- 1. The Project is located within the "Mobility District" as established by City Council.
- 2. The Project, as updated with the proposed elevator, would enhance the accessibility, functionality, density and vitality of the Downtown

Business District by providing improved pedestrian scale circulation, additional office spaces, and additional public parking.

3. The parking impact of the Project, as updated with the proposed elevator, does not exceed the available capacity of the City's parking facilities when factoring in the new public parking created by the Project.

Section 904.02.F Findings

1. The uses associated with the Project, as updated with the proposed elevator, are compatible with the specific policies and provisions of the official City Comprehensive Plan.
2. The uses associated with the Project, as updated with the proposed elevator, are compatible with present and future uses of the area.
3. The uses associated with the Project, as updated with the proposed elevator, conform with all performance standards contained in the Zoning Ordinance, except those for which a variance is requested.
4. The uses associated with the Project, as updated with the proposed elevator, will not have a negative effect upon the surrounding area.
5. The uses associated with the Project, as updated with the proposed elevator, will not have a negative impact upon surrounding property values.
6. The uses associated with the Project, as updated with the proposed elevator, will not increase traffic above capacity.
7. The uses associated with the Project, as updated with the proposed elevator, will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the FILOP CUP Amendment, subject to the following conditions:

- A. The Applicant must continue to meet all previous conditions of approval for the Project, including those in City Council Resolution 53-2018.

- B. The Development Agreement between the Applicant and the City for the Project, required by previous approvals, must incorporate the FILOP CUP Amendment, with terms and in a form acceptable to the City Attorney.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 22nd day of February 2021.

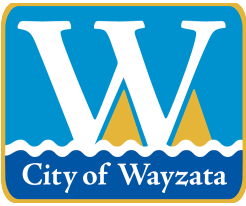
Attachments:

Attachment A
Property Information and Legal Description

Attachment A
Legal Description of the Property

Lot 1, Block 1, Wayzata 235, Hennepin County, Minnesota.

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	AGENDA ITEM: 4.c
TITLE: Acknowledge Application Withdrawal Letter for a Comprehensive Plan Amendment, Zoning Map Amendment, Subdivision, Conditional Use Permit, and a Variance at 304, 312, and 318 Barry Avenue South	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: March 29, 2021	

BACKGROUND:

A development application was submitted by Doran Companies on behalf of Lowell Zitzloff to redevelop the properties at 304, 312 & 318 Barry Avenue South. The application proposed to construct a three-story residential condominium building including underground parking. The application included requests for the following:

1. Preliminary Plat and Final Plat to combine the properties located at 304, 312, and 318 Barry Avenue into one lot;
2. Conditional Use Permit to allow residential on the ground floor;
3. Comprehensive Plan Amendment to re-guide 312 & 304 Barry Avenue South from Central Core Residential to Central Business District;
4. Zoning Map Amendment to rezone 312 & 304 Barry Avenue South from R-5 Average Density Residential District to C-4 Central Business District;
5. Variance from the building placement at the sidewalk line requirement.

Since the February 1, 2021 Planning Commission meeting, staff and the applicant have discussed the options for this project. Based on the feedback from the Planning Commission, the applicant has decided to withdraw this application with the goal of making changes to the project and to come back with a new development application in the future.

ACTION REQUESTED:

ATTACHMENTS:

1. Application Withdraw Letter



February 9, 2021

Emily Goellner, AICP, LEED Green Associate
Community Development Director
City of Wayzata
600 Rice St. E
Wayzata, MN 55391

RE: Entitlement Application for Barry Avenue Condos

Dear Emily:

This letter is in reference to the proposed development project at 304, 308 and 312 Barry Avenue South. Because of the response of the Planning Commission on 2/1/2021, we have decided to withdraw our application at this time. We will be working with City Staff to submit a new application for this project that addresses the concerns that were raised by the Planning Commission. We remain committed to this project and believe it is a great site for this condominium development. I will be in touch to discuss our resubmittal plans and our proposed schedule.

Feel free to reach out to me with any questions or concerns. We look forward to working with you on this exciting project.

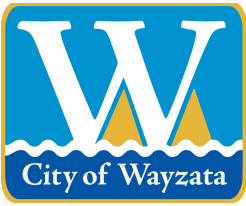
Sincerely,

Sincerely,

Doran Architecture, LLC

John Ferrier, AIA | President of Architecture

p 952.288.2073 | e john.ferrier@dorancompanies.com



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Design Review at 700 Lake Street East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: April 12, 2021	

BACKGROUND:

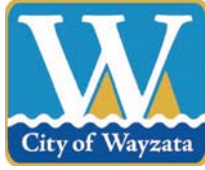
The owner, Stielow LLC, and applicant, Shea Design, have submitted a development application for an addition to the COV restaurant at 700 Lake Street East. The addition is proposed to be located on the west side of the existing building, just north of the main entrance. The proposed addition would be approximately 500 feet in area and would include a small kitchen area, bar, seating, and planters. The proposed addition is located on both private property and City right-of-way.

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, Plans, and Design Review - COV - 700 Lake St E



**Staff Report
February 22, 2021**

Project Name: COV Expansion
Addresses of Request: 700 Lake Street East
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: April 12, 2021

Development Application

Introduction

Property owner, Stielow LLC, and applicant representatives, Shea Design and Dean Vlahos, have submitted a development application for an addition to the COV restaurant at 700 Lake Street East. The addition would be located on the west side of the existing building, just north of the main entrance to COV restaurant. The area of the proposed addition would be approximately 500 square feet, and would include a small kitchen area, takeout window, open-air bar with seating, standing drink ledge, and planters. The proposed addition would be located on both the applicant’s property and the City’s adjacent right-of-way.

Application Requests

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

1. Design Review – Approval under the City’s Design Standards for new building construction in a commercial district, with two design deviations noted in this report. (§ 909.04.B)

Future Approvals Needed

In addition to Design approval, this project would need the following approvals from City Council:

1. Right-of-Way Code Amendment – Currently, bars are not allowed on public property in the “Sidewalk Café Permit” section of the City’s “Right of Way Management” Ordinance (Ch. 315). So, this project as proposed would require an amendment to Ch. 315 to allow this type of use. This section of Code is not part of the Zoning Code, so review of the amendment by the Planning Commission is not required, and would be reviewed and approved by City Council. (§315.05.F).

2. Sidewalk Café Permit – This project would require an amendment to the existing Sidewalk Café Permit for the proposed addition. The COV restaurant has a Sidewalk Café Permit for their existing outdoor café, but this would now need to incorporate the proposed addition if approved. Sidewalk Cafés are governed by the Right-of-Way section of City Code (§315.05.F).
3. Encroachment Permit – The proposed addition requires an Encroachment Permit to allow a structure in the right-of-way. Encroachments are governed the Right-of-Way section of City Code (§315.05.E).

Staff had a workshop discussion with the City Council on February 2, 2021 to discuss potential updates to sidewalk café regulations to allow for additional uses and flexibility, particularly in light of the conditions created by the pandemic. Staff is preparing a staff report and potential Right-of-Way Ordinance amendments to be reviewed by the City Council in March 2021.

Property Information

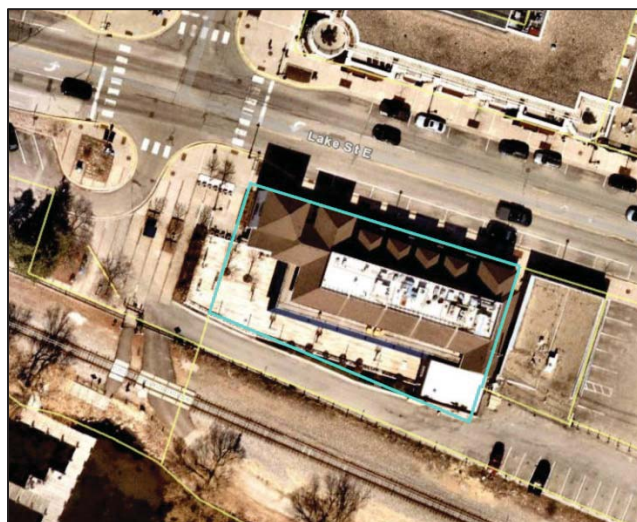
The property identification number and owner of the property are as follows:

Address	PID	Owner
700 Lake St E	06-117-22-42-0038	Stielow LLC

Project Location

COV is located on the southeast corner of Broadway Ave S and Lake St E. The recently completed Panoway project is just to the west of the proposed addition location. The new bathroom facilities are also just to the west of the proposed addition. Maps 1 and 2 include aerial photographs taken prior to the construction of Panoway in 2020.

Maps 1 and 2: Project Location



Source: Hennepin County

Zoning and Land Use

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

Zoning	2040 Comp Plan Designation	Overlay Districts
C-4B Central Business District	Central Business District	Shoreland Overlay District Lake Street Design District

Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2040 Comp Plan Designation
North	Commercial	PUD	Central Business District
East	Commercial	C-4B Central Business District	Central Business District
South	Railroad	R-2 Medium Density Single Family Residential	Parks
West	Panoway	N/A	Parks

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on February 5, 2021. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on February 10, 2021.

Analysis of Application

This Design Review is predicated on the changes to the Right-of-Way Ordinance and the issuance of an Encroachment Permit and Sidewalk Café Permit. City staff has reviewed the pertinent information in the application, and City Code requirements for the development application for Design Review and Approval, and provides the following analysis and information:

Current Site

The existing site is approximately .28 acres (12,054 sq. ft.). COV restaurant occupies the first floor of the building. The second floor is used for offices. Including the existing outdoor café space, the restaurant is approximately 11,000 square feet. The current indoor and outdoor seating totals approximately 310 seats. There is an existing outdoor seating space on the south and southwest side of the restaurant which requires an Outdoor Sidewalk Café Permit annually. The westernmost portion of the existing outdoor patio

space is located in the public right-of-way. Previously, parking was located just west of the restaurant, but with the Panoway project the west side of the property is now a public plaza with a public bathroom facility south of the intersection of Broadway Ave S and Lake St E. The attached site plan depicts the property lines in relation to the proposed addition and the existing patio.

Proposed Addition

The proposed 500-square-foot addition includes an outdoor bar with 17 bar seats, small kitchen, takeout window, and standing drink ledge that can accommodate approximately 6 customers while social distancing is still required and approximately 15 people total without any restrictions. The proposed kitchen area and takeout window would be located on private property while the bar area would be located on public right-of-way. Proposed planters surrounding the bar area would serve as a barrier between the bar area and the sidewalk/open public space, as required for all liquor licenses.

The proposed addition would be open from 11:00 am – 11:00 pm from Monday to Saturday, and would be open 10:00 am – 11:00 pm on Sunday. The bar area would be open, depending on the weather, during those times but it is proposed to be open from April to November.

Applicant Narrative and Alternative Options Explored

The applicant and owner proposal notes that this addition would provide food and beverages to the public using the new Panoway public space to the west. This area along Lake Street will most likely have more visitation and use by the public, so COV has proposed this addition to add more amenities to this area. The proposed bar area would be served by the small kitchen in the proposed addition. No food would come from the main restaurant out to the proposed bar area.

In the plans attached to this Report the applicant has shown different options for the bar location that were explored. One option located the bar inside the restaurant and the other located the bar outside in the existing outdoor sidewalk café. Both of the other options explored would have included the bar area inside the property line, and not in the public right-of-way.

The applicant has listed various reasons in its narrative why the current proposal was ideal for their purposes. The reasons listed why the other options did not work include: (i) removal of existing seating, (ii) already a bar area inside the restaurant, (iii) inside location would not animate the sidewalk and public space, and (iv) less access to the public.

Changes to Existing Space

The proposed addition would add approximately 500 square feet to the northwest corner of the COV restaurant. This one-story addition would be an extension of the clock tower feature of the existing building on the property. This area is currently a paved area, with landscaping and bench seating areas. A small landscaped area located just north of the existing clock tower and proposed addition, along Lake St E, would remain. The proposed

addition would follow the building line of the existing building façade line. The proposed length of the sidewalk would not be less than 12 feet. The sidewalk length between the proposed addition and the existing landscaped area is 12 feet. Between the existing COV building and Lake Street is a sidewalk with a length of 13 feet 6 inches.

Building Materials

The design of the proposed addition would match the existing structure, but would not be the exact same material. The addition would be white in color, with a dark colored asphalt shingled gabled roof. The bar area would have wood shutters that swing open while that space is open, and close again while the space is closed. The exterior surface of additional areas would be finished with fiber cement siding (hardie board), including underneath the wood shutters, the exposed kitchen siding, and the planters.

The applicant has stated that they are working with two different vendors to create a removable bar. No footings would be needed with this proposed addition as it would be placed on the sidewalk and would be able to be moved if needed. Also, no utilities would need to come from underground. The applicant also stated that the vendors seem confident that the project would look very similar to the rendering provided.

Signage

A sign would be located on the west side of the proposed addition that would meet the signage requirements of the Zoning Ordinance, and match the existing signage on the restaurant.

Mechanical Equipment

The kitchen addition, approximately 5.5' x 20', would have a flat roof with a parapet wall around the flat roof area. This area would also hold a small electrical heater and condensing unit to provide air conditioning to the space. These items would be underneath the parapet wall height.

Parking

The customers of the COV restaurant would continue to use on-street parking along Lake St E, and the public parking ramp on Mill St E.

Design Deviations

The project is subject to the requirements of the Design Standards for the Lake Street Design District. A complete Design Review of the proposal by staff is included as an attachment to this Report. It shows that the addition would meet all of the Design Standards except the following two items, for which the applicant is requesting approval of a deviation from the Design Standards:

1. § 909.14.A – Primary Opaque Surfaces: This standard requires that the primary material used on the structure be either brick, stone, cast stone, factory finished and certified wood, and/or stucco. The proposed addition would use hardie board panels that would match the look of the existing exterior surface of the restaurant. The proposed hardie board panels are not the same material as the existing

building. A sample of the proposed material will be at City Hall for review. Hardie board panels would be used on the exposed areas of the kitchen, the planters, and the bar area besides the wood shutters. Because hardie board is not an approved primary exterior surface material under the Design Standards, a design deviation would be required to allow use of this material.

2. § 909.11.B – Façade Transparency: This standard requires that no less than 50 percent of the ground level façade of any building fronting Lake Street be transparent glass. The proposed addition has glass located only on the kitchen area for the takeout window. The other areas are covered by wood shutters, but these shutters would be open during the times the restaurant is open. A design deviation is required to allow the wood shutters on the addition.

The Planning Commission should review this material proposed for this project to determine if these deviations meet any of the criteria for deviations under the Design Standards. Sec. 909.29.

Primary Question to Consider:

Would the negative impact of the two requested deviations from the Design Standards be outweighed by one or more of the following:

1. The extent to which the proposed addition advance specific policies and provisions of the City's Comprehensive Plan
2. The positive effect on the area in which the project is proposed?
3. The alleviation of an undue burden, taking into account current leasing, housing, and commercial conditions?

Staff Information

Staff has worked in coordination with the owner and applicant to refine their project in a way that would positively impact the new, adjacent *Panoway* public space and reach the goals of the COV restaurant. Staff believes that the proposed addition would be a welcome use of this space, and would help further goals of the 2040 Comprehensive Plan such as: (i) creating a walkable city, (ii) adding to a vibrant city space, and (iii) keeping this area connected to its surrounding use.

Staff believes the proposed addition with the requested design deviations would create a positive effect on the area. The primary building material will be similar to the existing material, while being more durable. The wood shutters would also be open during the times the public space will be used the most, so there would still be the idea and effect of an open, transparent structure.

One concern staff has is that the wood shutters would be closed during the off season months, which would create more of a negative visual impact than glass would.

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 requested design approval in the application, for review and adoption at the next Planning Commission meeting.

The remaining approvals needed for the proposed addition (Right-of-Way Ordinance Amendment, Encroachment Permit, and expanded Sidewalk Café Permit) will be reviewed by the City Council along with the application and Report and Recommendation by the Planning Commission for design approvals. That way, all of the City approvals needed will go to the City Council at one time for review.

Attachments

Project Plans with Renderings, dated December 14, 2020 by Shea Design

Applicable Code Provisions for Review

Design Standards City Code § 901.09:

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

Deviations from the Design Standards – All Districts § 909.29:

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

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

909.02 - City Character:

- A. One of the primary goals of the City's Comprehensive Plan is to "preserve and enhance Wayzata's lakeside small town character." Continuing reference is made in the Comprehensive Plan to the value of Wayzata's unique "small town" character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality "small town" environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:
 1. **Attention to the scale, walkability, land use patterns, street and boulevard character of the City.**
 2. Reinforcing and enhancing residential neighborhoods.
 3. **Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas.**
 4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement.
 5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small town roots.
 6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing.
 7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities.
 8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources.
 9. **Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements.**
 10. Promoting sustainability in development.

- B. **The Standards encourage buildings that are well crafted and well detailed, and that express Wayzata's heritage, location, topography, and scale.** The Standards address issues of building height and views of rooftops from above as well as from below.



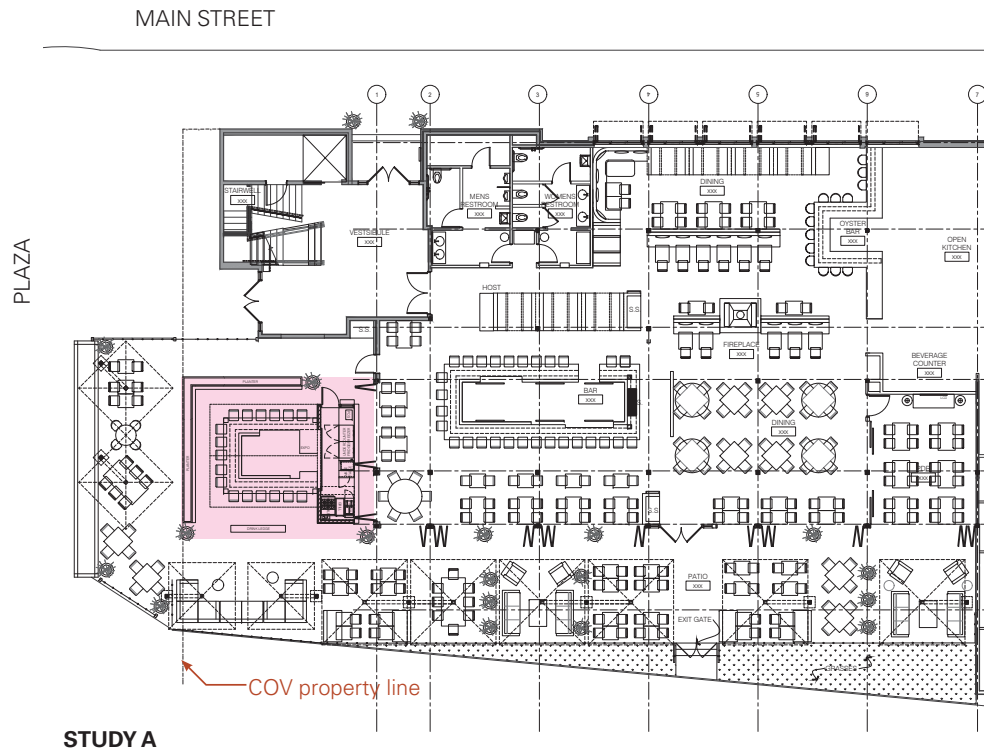
PATIO EXTENSION



December 14 2020
7620.00

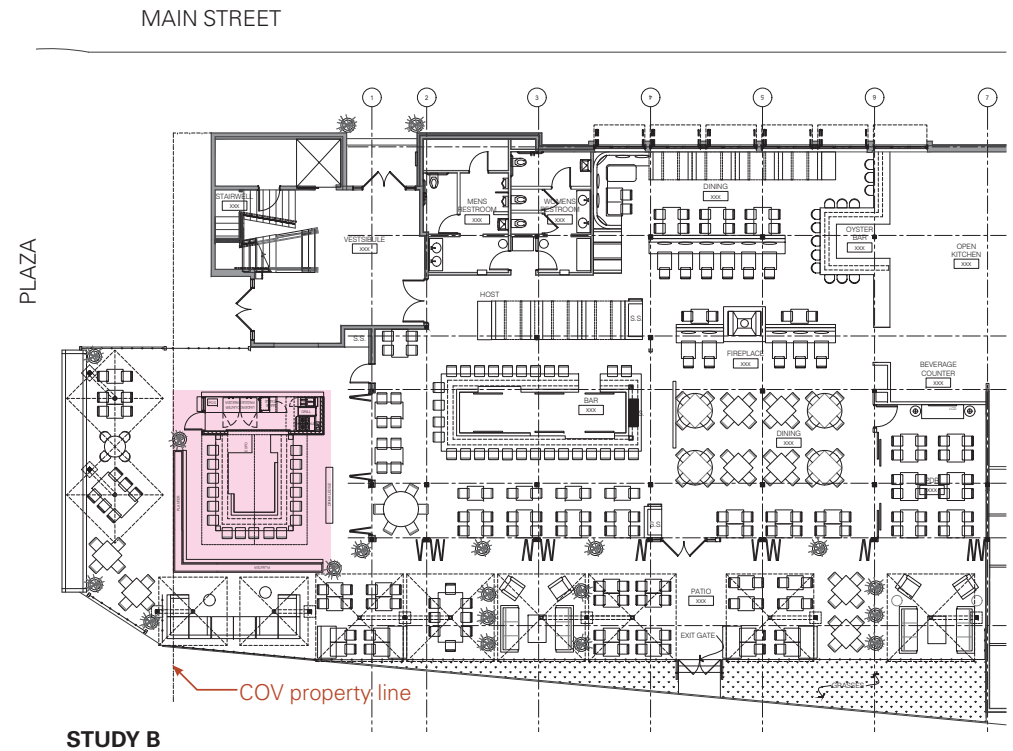
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COV | Bar Alternate Location Studies



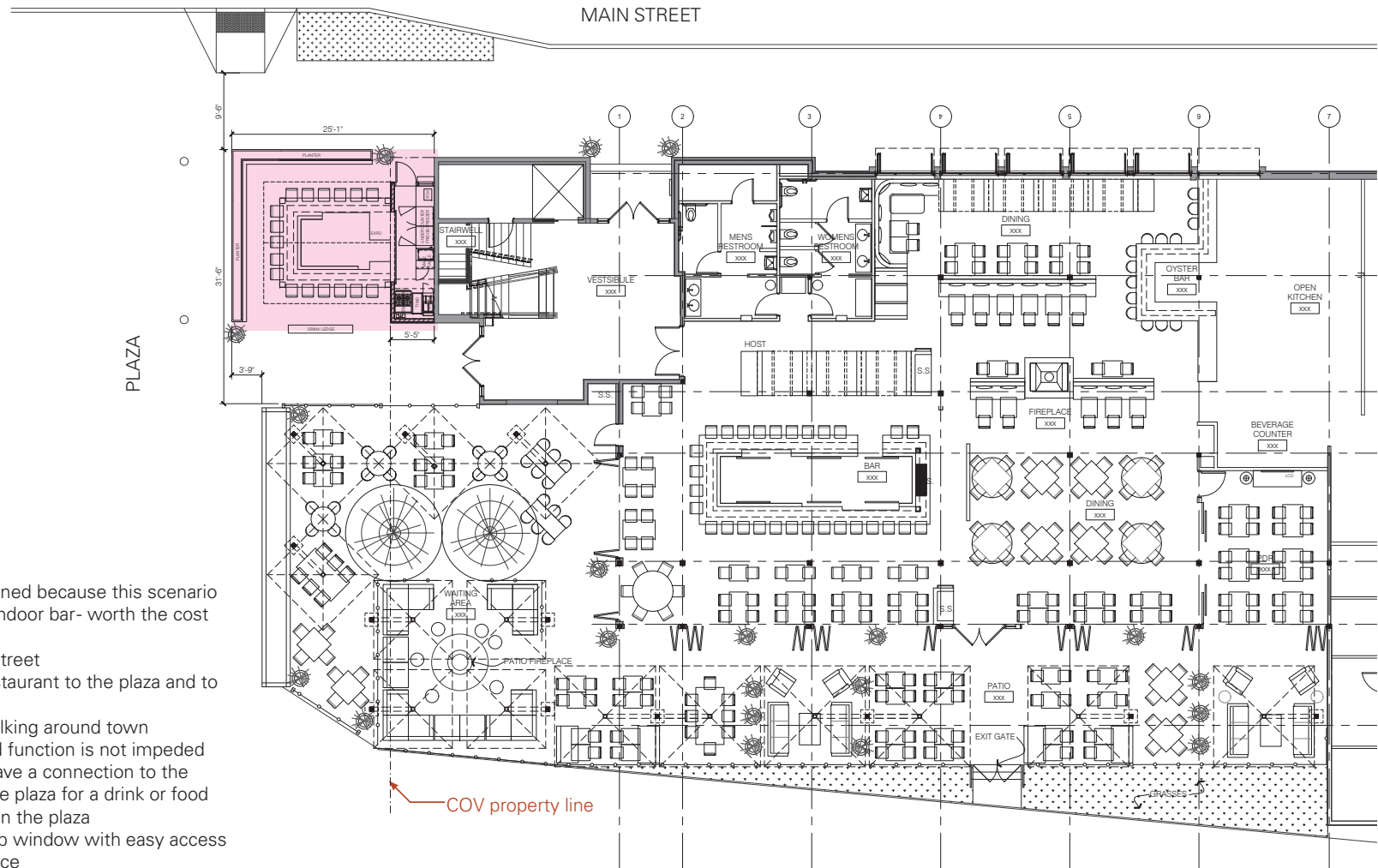
We have looked at whether or not this bar/kitchen can be located on the building's property line. See the above 2 locations that have been reviewed. Our reasons why these studies do not work as successfully as the proposed location (pg 3) are as follows:

1. Loss of over 30 patio seats
2. The bar location competes and would be redundant with the bar inside
3. Loss of (2) trees that currently give good ambiance to the patio
4. Does not animate the sidewalk and main street
5. Blocks views from the restaurant to the plaza and the lake
6. Does not connect to the pedestrian traffic walking around town
7. Does not service the downtown visitors without going inside the fenced off restaurant patio
8. The basic restaurant/patio flow and function is impeded
9. Due to the existing COV property line being in the middle of the existing patio, the new bar/kitchen would have to be set back and no longer has a connection to the plaza where guests can stop in off the plaza for a drink or food while looking out over the activities in the plaza
10. The kitchen was to have a pick up window with easy access to the street for quick service/easy access from the street and plaza. We lose that connection with both of these options

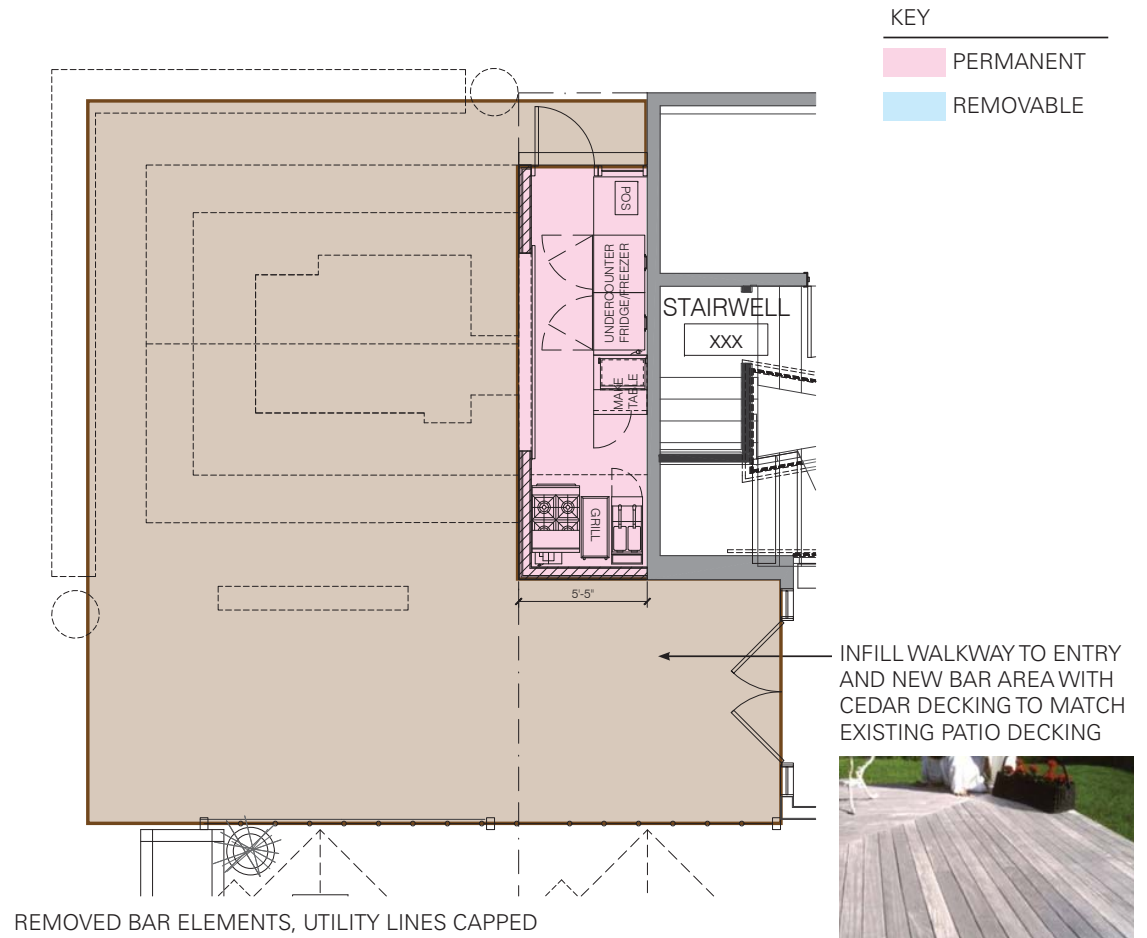
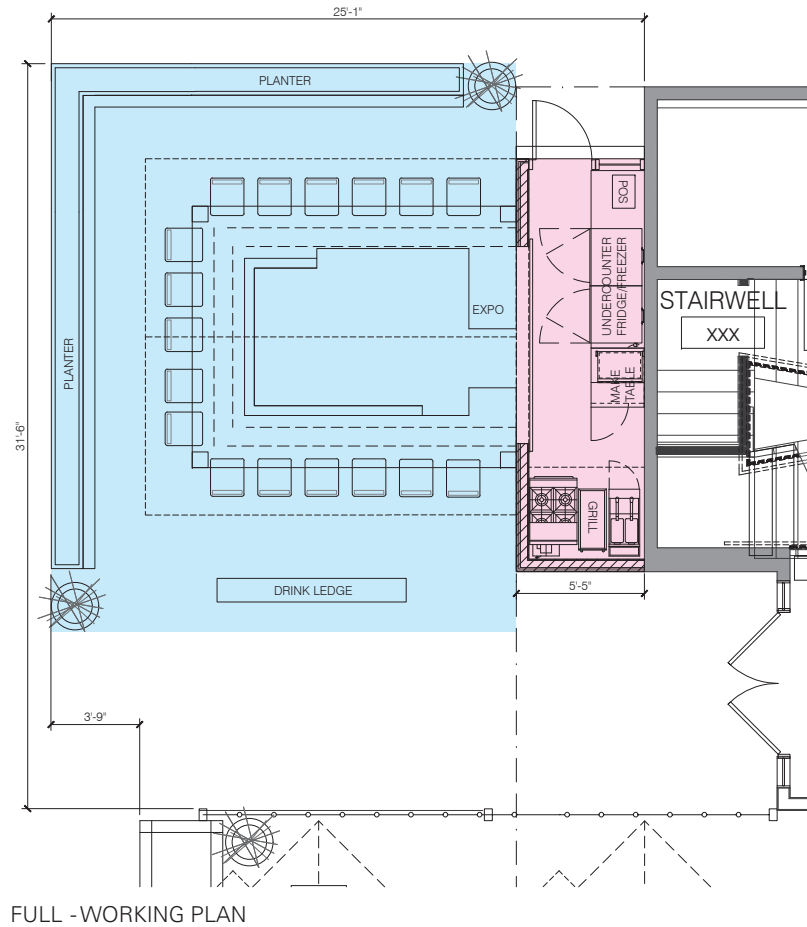


COV | Preferred Bar Location

1. Additional revenue is able to be gained because this scenario does not compete with the patio or indoor bar- worth the cost of construction
2. Animates the sidewalk and Main Street
3. Does not block views from the restaurant to the plaza and to the lake
4. Connects the pedestrian traffic walking around town
5. The basic restaurant/patio flow and function is not impeded
6. The proposed new bar is able to have a connection to the plaza where guests can stop in off the plaza for a drink or food while looking out over the activities on the plaza
7. The kitchen is able to have a pick up window with easy access to the street and plaza for quick service



COV | Enlarged Bar Plan



COV | Bar - Open



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Page 5

COV

COV | Bar - Closed

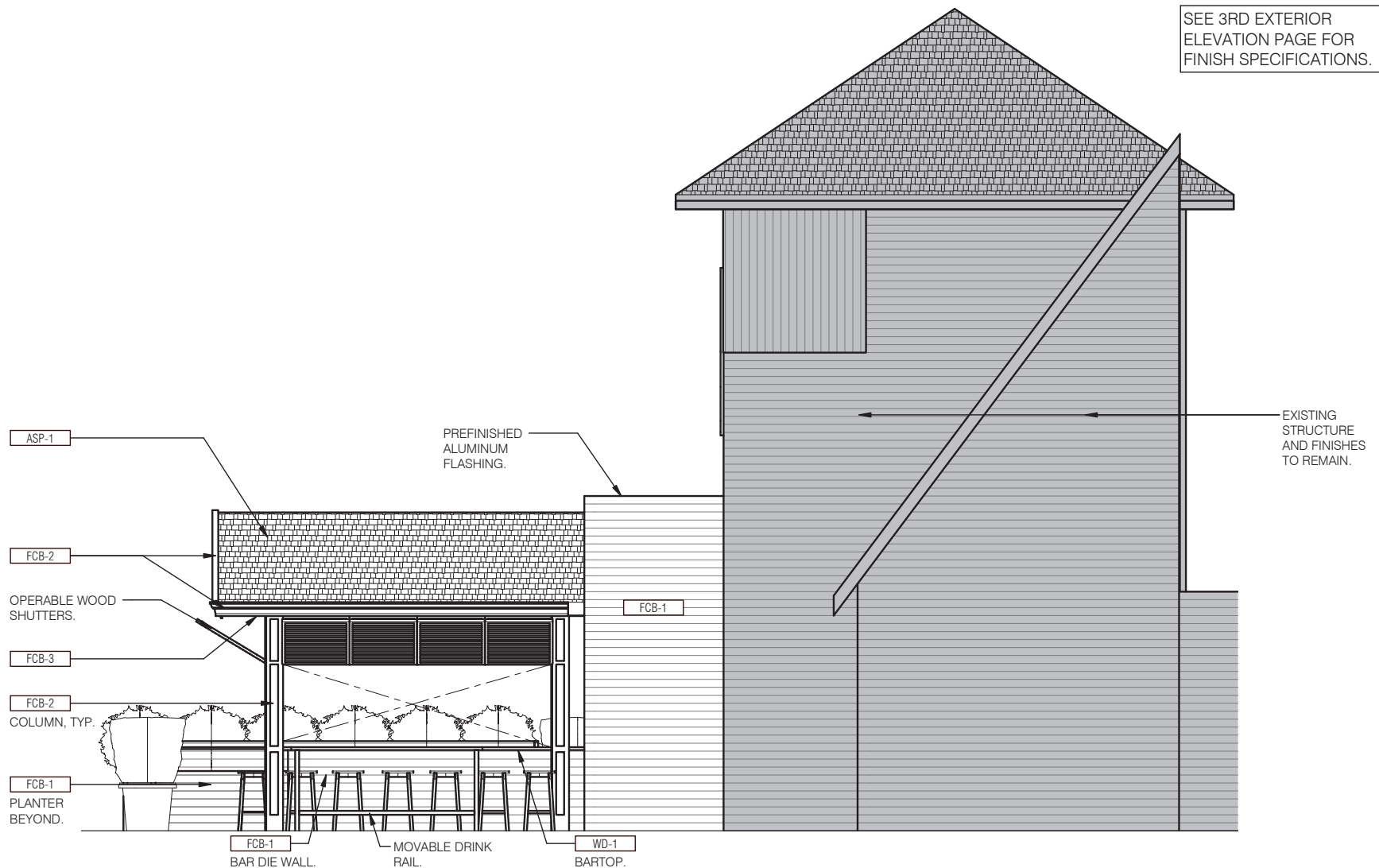


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Page 6

COV

South Elevation

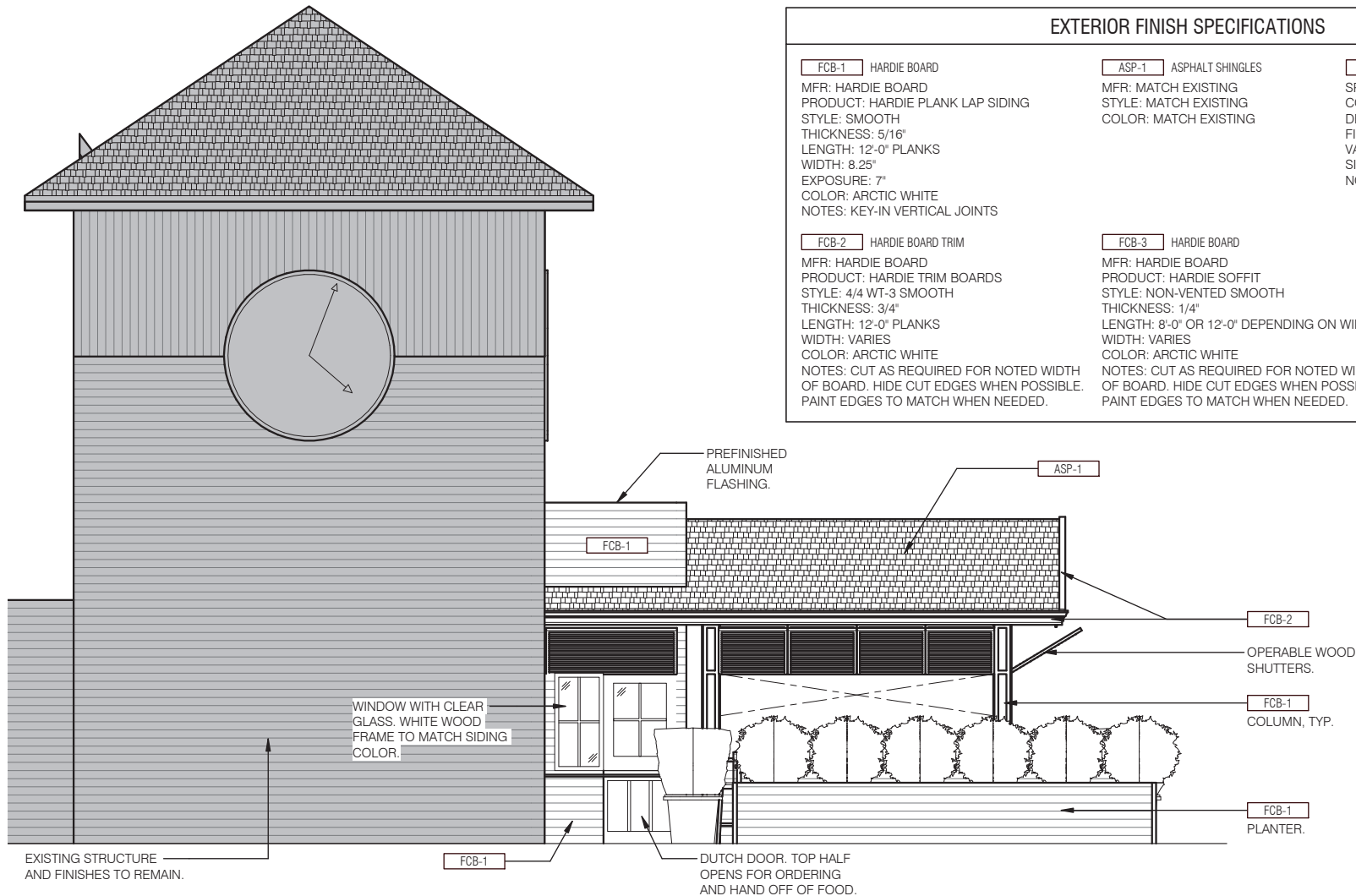


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West Elevation



North Elevation



EXTERIOR FINISH SPECIFICATIONS

FCB-1 HARDIE BOARD

MFR: HARDIE BOARD
PRODUCT: HARDIE PLANK LAP SIDING
STYLE: SMOOTH
THICKNESS: 5/16"
LENGTH: 12'-0" PLANKS
WIDTH: 8.25"
EXPOSURE: 7"
COLOR: ARCTIC WHITE
NOTES: KEY-IN VERTICAL JOINTS

ASP-1 ASPHALT SHINGLES

MFR: MATCH EXISTING
STYLE: MATCH EXISTING
COLOR: MATCH EXISTING

WD-1 WOOD

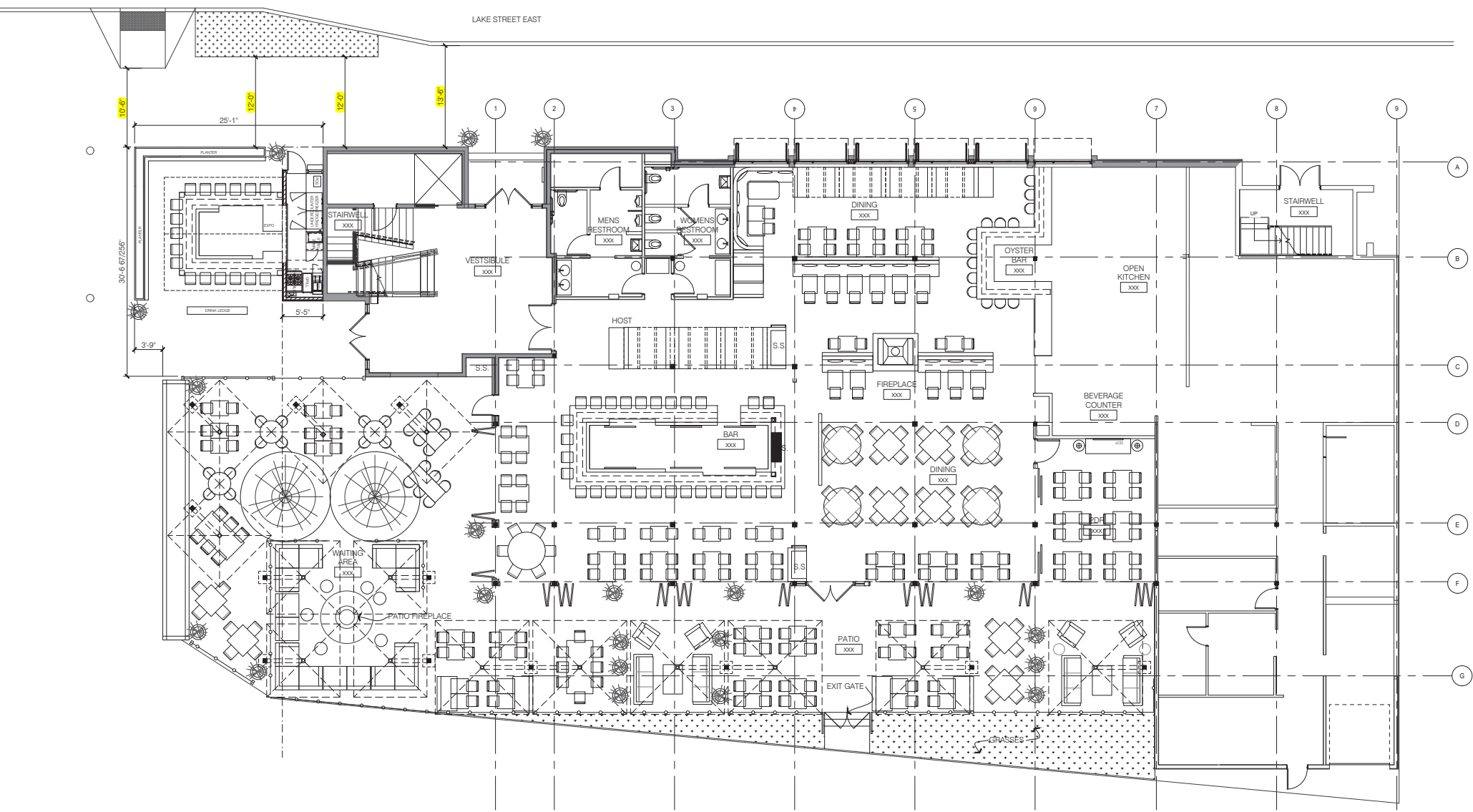
SPECIES: OAK
COLOR: STAINED TO MATCH
DESIGNER'S SAMPLE.
FINISH: 3 COATS CATALYZED MATTE
VARNISH
SIZE: 6" PLANKS
NOTE: BAR TOP

FCB-2 HARDIE BOARD TRIM

MFR: HARDIE BOARD
PRODUCT: HARDIE TRIM BOARDS
STYLE: 4/4 WT-3 SMOOTH
THICKNESS: 3/4"
LENGTH: 12'-0" PLANKS
WIDTH: VARIES
COLOR: ARCTIC WHITE
NOTES: CUT AS REQUIRED FOR NOTED WIDTH
OF BOARD. HIDE CUT EDGES WHEN POSSIBLE.
PAINT EDGES TO MATCH WHEN NEEDED.

FCB-3 HARDIE BOARD

MFR: HARDIE BOARD
PRODUCT: HARDIE SOFFIT
STYLE: NON-VENTED SMOOTH
THICKNESS: 1/4"
LENGTH: 8'-0" OR 12'-0" DEPENDING ON WIDTH.
WIDTH: VARIES
COLOR: ARCTIC WHITE
NOTES: CUT AS REQUIRED FOR NOTED WIDTH
OF BOARD. HIDE CUT EDGES WHEN POSSIBLE.
PAINT EDGES TO MATCH WHEN NEEDED.







Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Building Recesses		
<u>801.09.2.1 – Lake Street District</u> All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint.	N/A	Yes
Building Recesses		
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The addition design is articulated with columns and recesses to create shadow lines at the street level.	Yes
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The project would provide landscaped planters around the addition and there would be outdoor seating around the bar area and the planters.	Yes
Building Width		
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	N/A.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Upper Story Setbacks		
<u>801.09.5.1.A – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	N/A.	Yes
<u>801.09.5.1.B – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	N/A.	Yes
<u>801.09.5.1.C – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	N/A.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

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	Comments	Compliance
Roof Design		
<u>801.09.6.1 – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The proposed roof would be a pitched roof design that is similar to the existing roof design of the COV building.	Yes
<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The roof material would be dark asphalt shingles to match the existing building. The flat roof area for this addition would be a dark synthetic membrane material.	Yes
Screening of Rooftop Equipment		
<u>801.09.7.1 – Lake Street District</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	N/A.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

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	Comments	Compliance
Facade Transparency		
<u>801.09.8.1 – Lake Street District</u> No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.	The proposed kitchen area would have 50% glass material and the bar area would be open or the open areas would be closed with wood shutters when the bar is closed.	Design Deviation Requested
Ground Level Expression		
<u>801.09.9.1 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	N/A.	Yes
Entries		
<u>801.09.10.1 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	We have planters that will wrap around the bar with seasonally appropriate plantings. The main entry would continue to have direct access to Lake Street.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Building Materials and Quality		
<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The primary opaque surface on the addition is proposed to be a hardie board panel. The hardie board panel would look similar to what is existing on the current building. The deviation is requested to allow a more durable material.	Design Deviation Requested
<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The lap-siding will be similar around the whole COV building.	Yes
<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	N/A.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	N/A.	Yes
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	N/A.	Yes
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	N/A.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The accent materials would be fiber cement board and/or wood trim that would match the proposed planters around the bar area.	Yes
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The project would only have parapet flashing at the kitchen portion of the building, and it will be pre-finished, painted .032 aluminum with a maximum exposed edge of 5".	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	N/A.	Yes.
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	N/A.	Yes.
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The glass proposed at the kitchen area will be transparent.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

801.09.11.1.L – Door Systems – All Districts Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	N/A.	Yes
Franchise Architecture		
801.09.12.1 – All Districts A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application	The proposed project is not franchise architecture and the signage would meet the sign requirements.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Walkways		
<u>801.09.13.1 – Lake Street District</u> A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages. B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward. C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench. D. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.	The shortest length of the sidewalk would be 12 feet with this addition. All existing lighting would remain with this proposal. The existing sidewalk is not proposed to change besides the sidewalk area where the footprint of the addition would be located.	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Landscaping		
<u>801.09.14.1 – All Districts</u>		
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	Seasonal landscaping will be provided in the planters around the proposed bar area. The boulevard trees along Lake Street would stay intact.	Yes
B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.		
C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.		
D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers		

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

<u>801.09.14.2 – Lake Street District</u> A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.	The proposed sidewalk and boulevard trees would stay as existing.	Yes
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Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Parking Lot Landscaping		
<u>801.09.15.1 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	N/A.	Yes
Surface Parking		
<u>801.09.16.1 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	N/A.	Yes

Design Review**COV Restaurant Addition - 700 Lake St E**

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
<u>801.09.16.2 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	N/A.	Yes
Parking Structures		
<u>801.09.17.1 – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	N/A	Yes

Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

	Comments	Compliance
Signs		
<u>801.09.18.1 – All Districts</u>		
A. Compatibility		Yes
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	The proposed signage would be similar to the existing signage on the building and would meet the requirements of Section 801.27.	
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.		

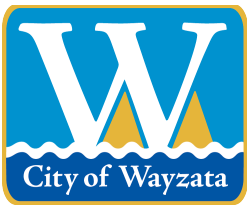
Design Review

COV Restaurant Addition - 700 Lake St E

Based on plans dated Dec. 14, 2020, by Shea Design, labeled COV Patio Extension

<u>801.09-18.2 – Permitted Signs – Lake Street District</u> A. Lake Street District. Only the following types of signs are permitted in the Lake Street District: 1. Awning, canopy or marquee signs 2. Wall signs 3. Monument or ground signs 4. Projecting signs 5. Window signs (small accent signs) 6. Roof signs if located on pitched-roof buildings, below the peak of the roof	The proposed sign addition would be a wall sign on the bar area.	Yes
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	Comments	Compliance
Parking Lot and Building Lighting		
<u>801.09.19.1 – All Districts</u> A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.	N/A.	Yes



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	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:

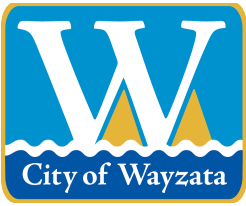
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 22, 2021	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Liaison Schedule and City Meeting Calendar	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Stockton is scheduled for the March 2, 2021 City Council's regular meeting. The Liaison Schedule and 2021 City Meeting Calendar are attached.

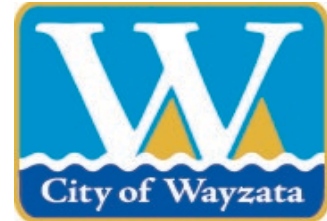
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2021 Wayzata Calendar
2. Planning Commission Assignments at Council Meetings 2021

City of Wayzata 2021 Meeting Calendar



January 2021						
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 2021						
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						

March 2021						
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 2021						
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 2021						
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 2021						
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 2021						
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 2021						
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 2021						
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 2021						
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 2021						
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 2021						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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

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

Holiday Observed
City Offices Closed

Precinct Caucuses -

Primary Election -

General Election - School Board Election

2021
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 5, 2021	Christine Plantan
Tuesday	January 19, 2021	Jeff Parkhill
Tuesday	February 2, 2021	Peggy Douglas
Tuesday	February 16, 2021	Gregory Flannigan
Tuesday	March 2, 2021	Larissa Stockton
Tuesday	March 16, 2021	Laura Merriam
Tuesday	April 6, 2021	Lindsay Bashioum
Tuesday	April 20, 2021	Christine Plantan
Tuesday	May 4, 2021	Jeff Parkhill
Tuesday	May 18, 2021	Peggy Douglas
Tuesday	June 1, 2021	Gregory Flannigan
Tuesday	June 15, 2021	Larissa Stockton
Tuesday	July 6, 2021	Laura Merriam
Tuesday	July 20, 2021	Lindsay Bashioum
Tuesday	August 10, 2021	Christine Plantan
Tuesday	August 24, 2021	Jeff Parkhill
Tuesday	September 7, 2021	Peggy Douglas
Tuesday	September 21, 2021	Gregory Flannigan
Tuesday	October 5, 2021	Larissa Stockton
Tuesday	October 19, 2021	Laura Merriam
Wednesday	November 3, 2021	Lindsay Bashioum
Tuesday	November 16, 2021	Christine Plantan
Tuesday	December 7, 2021	Jeff Parkhill
Tuesday	December 21, 2021	Peggy Douglas

Last Updated: February 18, 2021