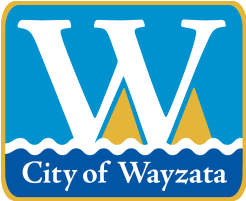


WAYZATA PLANNING COMMISSION

Meeting Agenda

Click [HERE](#) to join the Zoom meeting.

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 987 9350 1838** and **Passcode 196181**. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.

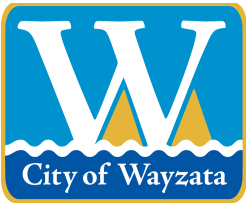


To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press *9. In each case, you will be muted until you have been recognized and invited to 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, March 15, 2021
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of March 1, 2021 Meeting Minutes
 - b. Approval of Planning Commission Report and Recommendation for a Preliminary and Final Plat for Harrington Estate at 522 & 530 Harrington Road
5. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
6. **Adjournment**

Upcoming Meetings:
City Council - March 16, 2021
Planning Commission - April 5, 2021



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 15, 2021	AGENDA ITEM: 4.a
TITLE: Approval of March 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 March 1, 2021 Planning Commission meeting.

ATTACHMENTS:

1. Draft PC Minutes - March 1

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

AGENDA ITEM 1. Call to Order

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

Chair Plantan read the following prepared statement:

Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the Commission, City staff, and others that are a part of the meeting will be participating by video or audio connections where we can all hear each other and see the presentations being made. 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 94366615663, and press 9 to speak. Callers will be placed on hold and muted until the appropriate time of the meeting is reached. At that time, each caller will be recognized in turn, and invited to speak. Public comments continue to be welcomed and encouraged and we ask if possible, that comments of future agenda items be submitted in advance by emailing PublicComment@wayzata.org. Please include "public comments" in the subject line, your name and address, and the agenda item that you are speaking to. Comments can also be submitted by calling City staff or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/wctv.

AGENDA ITEM 2. Roll Call

Chair Plantan asked Director Goellner to take roll call.

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

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to approve the March 1, 2021 agenda as presented.

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

AGENDA ITEM 4. Consent Agenda

a.) Approval of the February 22, 2021 Planning Commission Meeting Minutes

b.) Approving of Planning Commission Report and Recommendation for a Design Review at 700 Lake Street East

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

Commissioner Stockton asked to make a change to the February 22, 2021 Planning Commission Meeting Minutes on page 8, to accurately reflect her statement that she lived in Singapore and Manhattan Beach.

Chair Plantan acknowledged this change.

Commissioner Bashioum stated that she had no specific changes to the minutes on the consent agenda, but noted that she believes that there was no consensus amongst the Planning Commission regarding the comments made by Mr. Vlahos. She stated that she would like to make it clear that she was deeply concerned when Mr. Vlahos asserted that City Manager Dahl came to him to suggest he build a bar adjacent to his restaurant to be located within the public easement. She explained that Mr. Vlahos stated that assertion more than once in the course of speaking about their proposal. He stated that Mr. Vlahos went as far as suggesting that the City wished to discuss the possibility of serving liquor in the plaza. She stated that she wonders if this is what the residents really want. She also asked that the representation that Cov's proposed addition is not a permanent structure is really disingenuous, as would be the case with a permanent structure taking up the majority of the newly paved sidewalk at Gianni's. She stated that she believes there is no intention, whatsoever to remove these privately annexed structures from the public property. She stated that she refutes the notion that everyone loves having to squeeze past the remaining, seriously restricted, pedestrian walkway caused by Gianni's patio addition.

City Attorney Schelzel asked if Commissioner Bashioum's comments are something that she would like to see reflected in the Report on the Cov application, or whether they are corrections to the minutes of the meeting. He explained that minutes are meant just to reflect what was actually said, or a summary of what they said. He stated that her comments sound like they were additional points she wanted to make about the Cov application, and that they be included in or with the Report and Recommendation.

Commissioner Bashioum stated that her comments are an explanation of why she voted "Nay", and noted that some of the things she shared tonight were comments she made during the course of the meeting in response to Mr. Vlahos' comments. She stated that if it is more expedient for these comments to be included in the recommendation to Council, she would support that.

City Attorney Schelzel suggested that Commissioner Bashioum's comments be included in either tonight's meeting minutes or with the Report and Recommendation, rather than as an addition to the minutes of the last meeting. He stated that, in his opinion, it makes the most sense to include the statement Commissioner Bashioum read as part of the tonight's minutes related to that particular application.

1 Commissioner Bashioum expressed concern that this particular application will be in front of the
2 City Council on March 2, 2021.

3
4 Director Goellner stated that it will not be on the City Council agenda until March 16, 2021.

5
6 Commissioner Bashioum stated that she would like her statement on the record prior to the City
7 Council hearing the proposal for the design review.

8
9 Chair Plantan stated that approval of tonight's meeting minutes will be considered by the Planning
10 Commission on March 15, 2021.

11
12 Director Goellner stated that if the minutes are approved that night, she can make a note to share
13 those with the Council upon request by the Planning Commission.

14
15 Commissioner Douglas noted a small correction needed on page 10, line 16 of the minutes, the
16 words 'ventilation system' was left out of the sentence and should be placed after the word 'the'.

17
18 Commissioner Merriam noted a correction needed on page 6, line 31 of the minutes, and asked
19 that 'to 15' be removed and it just refer to the bar table that can seat 6 people.

20
21 Chair Plantan asked for a motion to approve the Consent Agenda, with the minutes as amended.

22
23 Commissioner Merriam noted that she saw something in the Report and Recommendation on the
24 application that was reviewed that evening. The Report says that the Planning Commission
25 recommends that the façade transparency deviation be denied, but the overall project design and
26 opaque surface deviation be approved. She stated that she is not comfortable with that wording
27 because she is not okay with the overall project design. She stated that she is okay with the use of
28 Hardie board, but the overall project design includes a bar, and even during the discussion that
29 evening, the whole Planning Commission had concerns about there being a bar in that location.

30
31 Chair Plantan stated that she believes the summary of Commissioner comments made by staff
32 following the discussion and in the Report reflect the views of the Planning Commission on that
33 issue.

34
35 Commissioner Merriam stated that she understands that, but does not understand how the approval
36 recommendation ended up in the Report because she did not realize that was what she was voting
37 in favor of.

38
39 City Attorney Schelzel explained that this is a complicated Report, and he thinks it is important to
40 appreciate that this is not a Report recommending approval of the entire project, per se. The
41 Planning Commission was charged with reviewing the project design under the City's Design
42 Standards, and whether the proposed design conforms with those particular standards. It was not
43 whether it is a good idea, or whether the project meets with the intent and other standards of the
44 Ordinance or the Comprehensive Plan, but only whether the specific design features comply. He
45 stated that this is what the staff Design Report looked at, including standards relating to the
46 deviations, which was a split vote by the Commission. He stated that there is also a section in the

1 Planning Commission Report and Recommendation referred to by Chair Plantan where all of the
2 concerns expressed by the Commission about the proposal, that were raised during the discussion,
3 are noted for Council. He stated that he understands approval of design could be misinterpreted
4 that Planning Commission was recommending approval of the whole project, but what the
5 Commission is really saying is that with respect to the design standards that the City has for
6 buildings like this, the project does conform with those standards. The other issues such as right-
7 of-way permitting, sidewalk café permitting, or a liquor license is not within the purview of the
8 Planning Commission, and is a Council decision and in some cases, a staff decision. The Planning
9 Commission is advising Council about the design, should Council decide that they want to permit
10 the other things needed for this proposal.

11
12 Commissioner Merriam stated that she understands what City Attorney Schelzel is saying, but
13 when she read the recommendation, and saw that was what the Planning Commission was
14 recommending be approved, she really questioned it.

15
16 City Attorney Schelzel stated that staff looks to the motion that is made and the discussion by the
17 Planning Commission. He stated that they understood that the Planning Commission was
18 recommending approval of the design and not approval of the project. He stated that the Planning
19 Commission is simply telling the Council that the Planning Commission thinks it meets the design
20 standards for the elements that are used apart from the two deviations, one of which the
21 Commission feels makes sense and one they do not. In addition to that, in section 2 of the Report,
22 there are listed the larger concerns that the Planning Commission really encourages the Council to
23 take a strong look at.

24
25 Commissioner Douglas stated that along those same lines, she thinks it is very important that all
26 of the minutes, including the ones from this meeting, and all the notes that have been made move
27 forward with the Report to the Council because it is very important for her as she considers
28 approval of the Consent Agenda.

29
30 Chair Plantan asked for a motion to approve the Consent Agenda as amended with the corrections
31 to the minutes.

32
33 Commissioner Parkhill made a motion, seconded by Commissioner Douglas, to approve the
34 Consent Agenda as amended.

35
36 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

37
38 Chair Plantan expressed her appreciation for the hard work that went into the issues being
39 discussed and noted that the comments from the Planning Commission have been noted and
40 recorded for the minutes.

41
42 **AGENDA ITEM 5. Public Hearing Items**

- 43
44 a) **Consider Development Application for a Preliminary and Final Plat for**
45 **Harrington Estate at 522 and 530 Harrington Road**
46

1 Assistant Planner, Nick Kieser, stated that the application is for approval of a lot combination at
2 522 and 530 Harrington Road, termed Harrington Estates and owned by JLA Harrington, LLC.
3 The properties are currently zoned R-1A, Low Density Single-Family Estate District, as is the
4 surrounding neighborhood. The 2040 Comprehensive Plan designates these two properties as
5 Estate Single-Family, along with the surrounding neighborhood. The development application is
6 for preliminary and final plat to combine these two lots into one buildable lot. He gave an overview
7 of the existing lot via aerial photos, but noted that the structures visible in the photos have recently
8 been taken down. He noted that there is still a small cabin on the property, and explained that the
9 applicants are looking to preserve the structure on a different site. He gave an overview of the
10 proposed Final Plat, and reviewed the lot requirements for R-1A zoning for both the existing and
11 proposed lot structure. He stated that the proposed lot combination would eliminate the non-
12 conformity of one of the lots, and the new lot would meet the R-1A requirements. He reviewed
13 the Preliminary Plat information and noted that the Applicant is proposing to place a single-family
14 residence on the lot, which is currently proposed to be around 13,000 square feet, and reviewed
15 the proposed locations for the driveway and the auto court. The applicant is also planning a
16 swimming pool on the south side of the lot. He explained that with Preliminary and Final Plat,
17 staff looks at surrounding lots sizes, which in this case average around 120,793 square feet. There
18 are a bit over 3,000 inches of trees on the two sites currently, and the proposal would remove 404
19 inches with the new residence but also save the 6 spruce trees and transplant them onto the eastern
20 side of the lot. The plan proposes around 15.8% impervious surface and the utilities would be able
21 to use the existing connections. He noted that the City had not received any public comments on
22 the application, and reviewed the questions for the Commission to consider with this application.

23
24 Chair Plantan asked if the Commission had any questions for Staff.

25
26 There being no questions for Staff, Chair Plantan invited the applicant to address the Planning
27 Commission.

28
29 Nate Wissink, Streeter and Associates, 4235 Grimes Avenue, Edina thanked the City for
30 considering this lot combination. Mr. Wissink's connection to the meeting started breaking up at
31 this point.

32
33 Chair Plantan noted that there appeared to be a problem with Mr. Wissink's connection, and the
34 Commission could not hear him. She asked if he had a way to find a better connection.

35
36 Applicants Tom and Lindsay Pohlada, 2209 Huntington Point Road E, Minnetonka Beach, assumed
37 the presentation, and thanked the Planning Commission for their consideration of their request to
38 combine these two lots. Mr. Pohlada stated that with Ms. Pohlada opening the Grocer's Table last
39 year, their three boys are adamant that they be able to bike to it, which they cannot do from their
40 current location, and that is one of their reasons for moving to Wayzata.

41
42 Chair Plantan asked if the Commission had any questions for the Applicant. Hearing none, Chair
43 Plantan repeated the instructions for participation in the public hearing and reviewed the
44 importance of, and process for, the public meeting. She then opened the public hearing on the
45 application at 7:05 pm.

1 Planner Kieser stated there were no people that called in to the meeting or that have asked to speak
2 at the public hearing.

3
4 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
5 at 7:07 pm.

6
7 Chair Plantan asked for the Commission to share their questions and feedback on the application.

8
9 Commissioner Douglas stated that she feels the home is in keeping with the size of the combined
10 lot and meets all of the standards. She stated that she also likes that they plan to protect many of
11 the trees on the property, and feels the planned location of the home is a good fit and a natural
12 location, based on the slope and will endorse this application.

13
14 Commissioner Bashioum stated that she loves that they plan to save the cabin and transplant the
15 spruce trees that are located in the auto court area. She stated that she is in support of this
16 application.

17
18 Commissioner Parkhill stated that he thinks the Planning Commission should look for any
19 opportunity to make lots that are non-conforming into conforming lots. He stated that this is one
20 of those cases where the Planning Commission has that opportunity. He stated that he also feels
21 their tree plans are very reasonable, and they are not removing as much as they are allowed to,
22 which he feels is wonderful. He stated that he is in full support of this application.

23
24 Commissioner Merriam stated that she also supports this application, and thinks it is wonderful
25 that they are transplanting the trees on the lot and that this will make a non-conforming lot into a
26 conforming lot.

27
28 Commissioner Stockton stated that she would echo the Commissioners' previous comments. She
29 noted that she had toured the property before demolition was completed and feels the sensibility
30 of the new lot combination seems very clear.

31
32 Chair Plantan stated that she agrees with staff and the Commissioners and would also recommend
33 approval of this application. She noted that the lot size is similar to others in the area, and the size
34 of the single-family home is within the R-1A limits.

35
36 There being no further discussion, Chair Plantan asked for a motion on the application.

37
38 Commissioner Stockton made a motion, seconded by Commissioner Douglas, to direct staff to
39 prepare a draft Planning Commission Report and Recommendation with appropriate findings
40 reflecting a recommendation of approval for the lot combination request at 522 and 530 Harrington
41 Road for review and adoption at the next Planning Commission meeting.

42
43 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

44
45 **AGENDA ITEM 6. Other Items:**

1 **a) Review of Development Activities**

2
3 Planner Kieser stated that there will likely be no new development applications on the next agenda.
4 He explained that there are plans to hold a workshop session at that meeting. He noted that there
5 are a few bigger projects that staff is working on which will be coming back before the
6 Commission shortly.

7
8 Commissioner Bashioum asked what will be going into the old Starbuck's space.

9
10 Planner Kieser stated that there was a building permit issued for an interior remodel at that location,
11 along with a small amount of exterior work. He stated that he does not know exactly what will be
12 going into the building, but believes it will be some sort of food establishment.

13
14 **b) Planning Commissioner Liaison Schedule and City Meeting Calendar**

15
16 Director Goellner stated that Commissioner Stockton is scheduled for the March 2, 2021 City
17 Council meeting.

18
19 **AGENDA ITEM 7. Adjournment.**

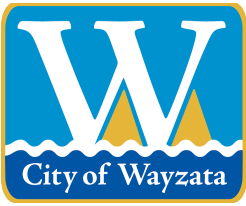
20
21 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

22
23 Commissioner Bashioum made a motion, seconded by Commissioner Merriam, to adjourn the
24 Planning Commission meeting.

25
26 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

27
28 The Planning Commission meeting was adjourned at 7:15 p.m.

29
30 Respectfully submitted,
31 Kayla Atkins Rokosz
32 *TimeSaver Off Site Secretarial, Inc.*
33



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 15, 2021	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation for a Preliminary and Final Plat for Harrington Estate at 522 & 530 Harrington Road	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: April 24, 2021	

BACKGROUND:

The property owner, JLA Harrington LLC, and applicant, Streeter and Associates Inc, has submitted a development application to combine two lots into one lot. Single-family homes, a detached garage, small cabin, and sheds were located on the two lots, but have been recently demolished or moved to a different site. The proposed use for the combined lot is one single-family residence.

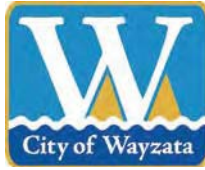
The Planning Commission recommended approval of the lot combination unanimously. There were no public comments provided or heard at the Planning Commission meeting.

ACTION REQUESTED:

Approval of Planning Commission Report and Recommendation for a Preliminary and Final Plat for Harrington Estate at 522 & 530 Harrington Road.

ATTACHMENTS:

1. Draft PC Report and Recommendation



WAYZATA PLANNING COMMISSION

March 15, 2021

REPORT AND RECOMMENDATION OF APPROVAL OF COMBINED PRELIMINARY AND FINAL PLAT FOR LOT COMBINATION AT 522 & 530 HARRINGTON ROAD

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Combined Preliminary and Final Plat to combine lots

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Lot Combination. The property owner, JLA Harrington LLC, and Streeter and Associates Inc, (together, the "Applicant") have submitted an application for approval of Combined Preliminary and Final Plats of the properties at 522 & 530 Harrington Road, legally described on Attachment A, (the "Property"). The plats would combine the two lots comprising the Property, making one new, legally conforming lot.
- 1.2 Approval Requested. The Application includes requests for approval of the Combined Preliminary and Final Plats shown on Attachment B (the "Preliminary and Final Plats" or "Lot Combination").
- 1.3 Property. The addresses, property identification numbers, and owner of the Property are:

Address	PID	Owner
522 Harrington Road	12-117-23-12-0028	JLA Harrington LLC
530 Harrington Road	12-117-23-12-0027	JLA Harrington LLC

- 1.4 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	R-1A Low Density Single Family Estate District
Comp Plan:	Estate Single Family

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Wayzata Sun Sailor* on February 19, 2021 and mailed to all property owners located within 350 feet of the Property on February 17, 2021. The public hearing on the Application was held at the March 1, 2021 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code. The City may agree to review the preliminary and final plat simultaneously. Chapter 1003.03.A.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1005.02:
 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot

combination shall be sensitively integrated into existing trees.

5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS OF FACT

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, the Planning

Commission of the City of Wayzata makes the following findings of fact:

3.1 Subdivision / Preliminary and Final Plat.

- A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 1003.03.A.
- B. The Planning Commission finds that there would be no significant adverse effects of the Lot Combination based upon the following factors found in Section 1003.02.E:
 1. The Lot Combination is consistent with the Wayzata Comprehensive Plan, which guides the Property to Estate Single Family.
 2. The building pad that results from the Lot Combination will not have a negative impact sensitive natural, scenic, historic or community assets. Much of the natural topography and trees on the Property will be preserved. The applicant is also preserving a small, historic cabin by moving the cabin to a more permanent location.
 3. The building pad that results from the Lot Combination will respect natural topography and incorporate filing or grading only as permitted under the Zoning Ordinance. The proposed building pad location is in a similar location as the recently demolished single-family home on the site. The proposed driveway location is also in a similar location as the existing driveway.
 4. Impacts to existing trees as a result of the Lot Combination will be mitigated by the standards and requirements of the City's Tree Preservation Ordinance, Ch. 936. Significant trees on the Property will be preserved. The applicant is also transplanting a number of the trees on the site to a different location on the site to ensure that the trees would be protected.
 5. The Lot Combination will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and will fit into the scale, pattern and character of the surrounding estate single family residential neighborhood.
 6. The design of the lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character as noted elsewhere in this Report.
 7. The lot resulting from the Lot Combination is not dissimilar to other lots in the area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the proposed residential building on the Property will be similar to others in the area.
9. The design, scale and massing of the proposed residential building on the Property will be similar to others in the area.
10. The Lot Combination would make one legal, conforming lot.
11. The Lot Combination is not likely to depreciate the values of neighboring properties in the area in which it is proposed.
12. The Lot Combination will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden 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 Preliminary and Final Plats, subject to the following conditions:

- A. The Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with the Subdivision Ordinance, and provide a recorded copy to the City.
- B. 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 the 15th day of March 2021.

Attachment A: Legal Description

Attachment B: Preliminary and Final Plats

Attachment A
Legal Description

Lot 2, Block 1, Bell Fauth Addition, Hennepin County, Minnesota.

Certificate of Title No. 1516537

AND

Lot 1, Block 1, Bell Fauth Addition, Hennepin County, Minnesota.

Certificate of Title No. 1516538

DRAFT

Attachment B
Preliminary and Final Plats

DRAFT

KNOW ALL PERSONS BY THESE PRESENTS: That JLA Harrington, LLC, a Delaware limited liability company, owner of the following described property situated in County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, Bell Fauth Addition.

AND

Lot 2, Block 1, Bell Fauth Addition.

Has caused the same to be surveyed and platted as HARRINGTON ESTATE.

In witness whereof said JLA Harrington, LLC, a Delaware limited liability company, has caused these presents to be signed this _____ day of _____, 2021.

SIGNED: XXXX X. XXXXXXXXXX, its President

By _____, its

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by XXXX X. XXXXX, the President, of JLA Harrington, LLC, a Delaware limited liability company, on behalf of said organization.

Signature

Printed Name

Notary Public _____
My Commission Expires _____

I Daniel L. Thurmes do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2021.

Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this _____ day of _____, 2021,
by Daniel L. Thurmes, a Licensed Land Surveyor.

Signature

Printed Name

Notary Public Dakota County, Minnesota
My Commission Expires January 31, 2025

WAYZATA, MINNESOTA

I hereby certify that this plat of HARRINGTON ESTATE was approved by the City Council of the City of Wayzata at a meeting thereof held this _____ day of _____, 2021. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03, Subd. 2.

CITY COUNCIL OF WAYZATA, MINNESOTA

By _____ Mayor

By _____ City Manager

RESIDENTIAL AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this Plat, dated this _____ day of _____, 2021.

Mark V. Chapin, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 2021.

Chris F. Mavis, County Surveyor by _____

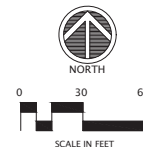
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of HARRINGTON ESTATE was recorded in this office this _____ day of _____, 2021, at _____ o'clock _____ m.

Susan T. Ledray, Registrar of Titles by _____ Deputy

HARRINGTON ESTATE

PLAT FILE NO.
R.T. FILE NO.



LEGEND

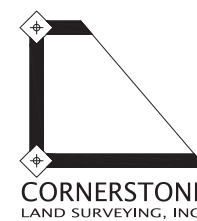
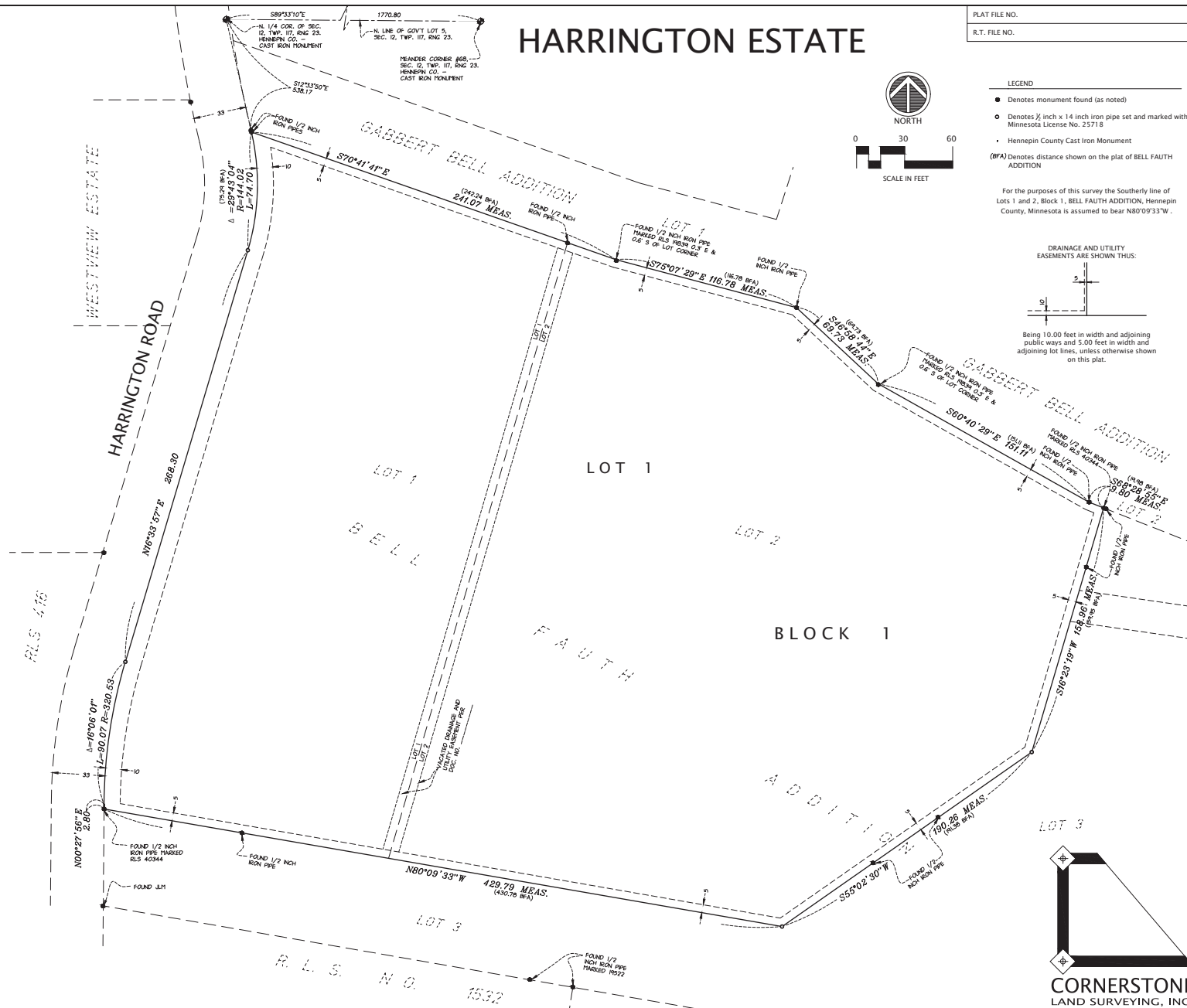
- Denotes monument found (as noted)
- Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718
- Hennepin County Cast Iron Monument
- (BFA) Denotes distance shown on the plat of BELL FAUTH ADDITION

For the purposes of this survey the Southerly line of Lots 1 and 2, Block 1, BELL FAUTH ADDITION, Hennepin County, Minnesota is assumed to bear N80°09'33"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10.00 feet in width and adjoining public ways and 5.00 feet in width and adjoining lot lines, unless otherwise shown on this plat.



SHEET 1 OF 2 SHEETS

LINE	PLAT	DATE	TYPE	AREA	TYPE	AREA	TYPE	AREA
1	7	Spurce	456	18	Color	456	18	Color
2	8	Spurce	458	19	Color	458	19	Color
3	9	Spurce	460	20	Color	460	20	Color
4	10	Spurce	462	21	Color	462	21	Color
5	11	Spurce	464	22	Color	464	22	Color
6	12	Spurce	466	23	Color	466	23	Color
7	13	Spurce	468	24	Color	468	24	Color
8	14	Spurce	470	25	Color	470	25	Color
9	15	Spurce	472	26	Color	472	26	Color
10	16	Spurce	474	27	Color	474	27	Color
11	17	Spurce	476	28	Color	476	28	Color
12	18	Spurce	478	29	Color	478	29	Color
13	19	Spurce	480	30	Color	480	30	Color
14	20	Spurce	482	31	Color	482	31	Color
15	21	Spurce	484	32	Color	484	32	Color
16	22	Spurce	486	33	Color	486	33	Color
17	23	Spurce	488	34	Color	488	34	Color
18	24	Spurce	490	35	Color	490	35	Color
19	25	Spurce	492	36	Color	492	36	Color
20	26	Spurce	494	37	Color	494	37	Color
21	27	Spurce	496	38	Color	496	38	Color
22	28	Spurce	498	39	Color	498	39	Color
23	29	Spurce	500	40	Color	500	40	Color
24	30	Spurce	502	41	Color	502	41	Color
25	31	Spurce	504	42	Color	504	42	Color
26	32	Spurce	506	43	Color	506	43	Color
27	33	Spurce	508	44	Color	508	44	Color
28	34	Spurce	510	45	Color	510	45	Color
29	35	Spurce	512	46	Color	512	46	Color
30	36	Spurce	514	47	Color	514	47	Color
31	37	Spurce	516	48	Color	516	48	Color
32	38	Spurce	518	49	Color	518	49	Color
33	39	Spurce	520	50	Color	520	50	Color
34	40	Spurce	522	51	Color	522	51	Color
35	41	Spurce	524	52	Color	524	52	Color
36	42	Spurce	526	53	Color	526	53	Color
37	43	Spurce	528	54	Color	528	54	Color
38	44	Spurce	530	55	Color	530	55	Color
39	45	Spurce	532	56	Color	532	56	Color
40	46	Spurce	534	57	Color	534	57	Color
41	47	Spurce	536	58	Color	536	58	Color
42	48	Spurce	538	59	Color	538	59	Color
43	49	Spurce	540	60	Color	540	60	Color
44	50	Spurce	542	61	Color	542	61	Color
45	51	Spurce	544	62	Color	544	62	Color
46	52	Spurce	546	63	Color	546	63	Color
47	53	Spurce	548	64	Color	548	64	Color
48	54	Spurce	550	65	Color	550	65	Color
49	55	Spurce	552	66	Color	552	66	Color
50	56	Spurce	554	67	Color	554	67	Color
51	57	Spurce	556	68	Color	556	68	Color
52	58	Spurce	558	69	Color	558	69	Color
53	59	Spurce	560	70	Color	560	70	Color
54	60	Spurce	562	71	Color	562	71	Color
55	61	Spurce	564	72	Color	564	72	Color
56	62	Spurce	566	73	Color	566	73	Color
57	63	Spurce	568	74	Color	568	74	Color
58	64	Spurce	570	75	Color	570	75	Color
59	65	Spurce	572	76	Color	572	76	Color
60	66	Spurce	574	77	Color	574	77	Color
61	67	Spurce	576	78	Color	576	78	Color
62	68	Spurce	578	79	Color	578	79	Color
63	69	Spurce	580	80	Color	580	80	Color
64	70	Spurce	582	81	Color	582	81	Color
65	71	Spurce	584	82	Color	584	82	Color
66	72	Spurce	586	83	Color	586	83	Color
67	73	Spurce	588	84	Color	588	84	Color
68	74	Spurce	590	85	Color	590	85	Color
69	75	Spurce	592	86	Color	592	86	Color
70	76	Spurce	594	87	Color	594	87	Color
71	77	Spurce	596	88	Color	596	88	Color
72	78	Spurce	598	89	Color	598	89	Color
73	79	Spurce	600	90	Color	600	90	Color
74	80	Spurce	602	91	Color	602	91	Color
75	81	Spurce	604	92	Color	604	92	Color
76	82	Spurce	606	93	Color	606	93	Color
77	83	Spurce	608	94	Color	608	94	Color
78	84	Spurce	610	95	Color	610	95	Color
79	85	Spurce	612	96	Color	612	96	Color
80	86	Spurce	614	97	Color	614	97	Color
81	87	Spurce	616	98	Color	616	98	Color
82	88	Spurce	618	99	Color	618	99	Color
83	89	Spurce	620	100	Color	620	100	Color
84	90	Spurce	622	101	Color	622	101	Color
85	91	Spurce	624	102	Color	624	102	Color
86	92	Spurce	626	103	Color	626	103	Color
87	93	Spurce	628	104	Color	628	104	Color
88	94	Spurce	630	105	Color	630	105	Color
89	95	Spurce	632	106	Color	632	106	Color
90	96	Spurce	634	107	Color	634	107	Color
91	97	Spurce	636	108	Color	636	108	Color
92	98	Spurce	638	109	Color	638	109	Color
93	99	Spurce	640	110	Color	640	110	Color
94	100	Spurce	642	111	Color	642	111	Color
95	101	Spurce	644	112	Color	644	112	Color
96	102	Spurce	646	113	Color	646	113	Color
97	103	Spurce	648	114	Color	648	114	Color
98	104	Spurce	650	115	Color	650	115	Color
99	105	Spurce	652	116	Color	652	116	Color
100	106	Spurce	654	117	Color	654	117	Color

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBERS 203021373 AND 203021336. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



LEGAL DESCRIPTION:

(Per Certificate of Title No. 1104960) Lot 1, Block 1, Bell Fault Addition. The boundaries of the premises are marked by Judicial Landmarks set pursuant to Torrens Case Nos. 12607 and 13138. Subject to utility and drainage easements as shown on plat. Subject to use restrictions as created in Doc. No. 1221618 and modified by Doc. No. 2062369. (See Order Doc. No. 2070031).

(Per Certificate of Title No. 1074809) Lot 2, Block 1, Bell Fault Addition. The boundaries of the premises are marked by Judicial Landmarks set pursuant to Torrens Case Nos. 12607 and 13138. Subject to utility and drainage easements as shown on plat. Subject to use restrictions as created in Doc. No. 1221618 and modified by Doc. No. 2062369. (See Order Doc. No. 2070031).

NOTE: IT APPEARS THAT JUDICIAL LANDMARKS WERE NEVER SET IN ACCORDANCE WITH THE PLATTING OF BELL FAULT ADDITION.

TITLE NOTES:

- As shown on Certificates of Title No. 1074809 and 1104960.
- Sanitary Sewer Easement per Doc. No. 1111363. (Lot 2) (AS SHOWN ON SURVEY)
- Driveway, Ingress and Egress, Private Waterline Easement per Doc. No. 2067562. (Lots 1 and 2). (RESTRICTS SUBDIVISION, WATERLINE AMBIGUOUS DESCRIPTION)
- Declaration of Covenants, Conditions and Restrictions per Doc. No. 2067562. (Lots 1 and 2). (RESTRICTS SUBDIVISION, NOT SHOWN)
- Resolution per Doc. No. 2069120. (Lots 1 and 2) GRANTING VARIANCES, APPROVING SUBDIVISION, NOT SHOWN)
- Driveway, Landscaping Easement per Doc. No. 2534765. (Lots 1 and 2) (CRIMINAL EASEMENT AS SHOWN ON SURVEY) (POSSIBLE LANDSCAPING EASEMENT SHOWN ON SURVEY) (EASEMENT IS AMBIGUOUS).
- Use restrictions per Doc. No. 1221618 (ALLOWS FOR ADDITIONAL NON RENTAL HOME; NOT SHOWN ON SURVEY). Partial release per Doc. No. 2062369 DOES NOT EFFECT LOT 1 or Lot 2.

EXISTING AREAS:

LOT 1, BLOCK 1 BELL FAULT ADDITION = 79,661 SQ.FT.
 LOT 2, BLOCK 1 BELL FAULT ADDITION = 122,944 SQ.FT.
 TOTAL = 202,605 SQ.FT.
 / 4.65 ACRES

PROPOSED AREAS:

LOT 1, BLOCK 1, HARRINGTON ESTATE = 202,605 SQ.FT.
 / 4.65 ACRES

ZONING AND SETBACKS:

PER THE CITY OF WAYZATA WEBSITE (JANUARY 18, 2021).
 ZONING: R-1A LOW DENSITY SINGLE FAMILY ESTATE DISTRICT
 MINIMUM REQUIREMENTS:
 LOT AREA: 80,000 SQ. FT.
 LOT WIDTH: 200 FEET
 LOT DEPTH: 200 FEET
 SETBACKS:
 PRINCIPAL STRUCTURE:
 FRONT YARD 45 FEET
 SIDE YARD 20 FEET
 REAR YARD 50 FEET
 ACCESSORY STRUCTURE:
 FRONT YARD 50 FEET
 SIDE YARD 10 FEET
 REAR YARD 10 FEET
 LOT COVERAGE:
 BUILDING COVERAGE SHALL NOT EXCEED 10% OF LOT AREA
 IMPERVIOUS SURFACES SHALL NOT EXCEED 20% OF LOT AREA
 HEIGHT RESTRICTIONS:
 MAXIMUM RESIDENCE HEIGHT - 3 STORIES/40 FEET
 MAXIMUM ACCESSORY HEIGHT - 2 STORIES/25 FEET
 "ALL SURROUNDING PROPERTY IS IN THE R-1A DISTRICT."

PROJECT PURPOSE:

The purpose of this plat is to combine to parcels into one contiguous lot for the redevelopment as a single family home. Easements are to remain as platted with the exception of the vacation of those easements following the former lot line.

PROJECT CONTACTS:

PROJECT ARCHITECTS:
 SWAN ARCHITECTURE
 Contact: Andrea Swan, AIA
 275 Market Street #418
 Minneapolis, MN 55405
 Mobile: 612 743 9650
 Email: andrea@swanarc.com
 PROJECT LANDSCAPE ARCHITECTS:
 KEENEN & SVEIN, INC.
 Contact: Todd Irvine, Landscape Architect
 15119 Minnetonka Blvd.
 Minnetonka, Minnesota 55345
 Office: 952.475.1229
 Mobile: 612.328.2582
 Email: todd@kslandsc.com

PROJECT CONTRACTOR:

STREETER HOMES
 Contact: Nate Wissink
 18312 Minnetonka Blvd
 Wayzata, MN 55391
 Phone: (952) 449-9448
 Email: nwissink@streetherhomes.com

PROJECT LAND SURVEYOR:

CORNERSTONE LAND SURVEYING
 Contact: Connie Villari, L.S.
 1970 Northwestern Ave., Suite 200
 Stillwater, MN 55082
 Phone: 651-275-8969
 Email: connie@lssurvey.net

SITE DESIGN NOTES:

ALL HOUSE AND SITE PLAN DESIGNS ARE SHOWN FOR REFERENCE ONLY. PLANS ARE AT A PRELIMINARY STAGE. SIGNIFICANT CHANGES TO LAYOUT AND GRADING MAY OCCUR AS DESIGN DEVELOPMENT PROGRESSES.

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 2705C0308F/309F HAVING AN EFFECTIVE DATE OF 11/04/2016.

LEGEND:

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE TV
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND PLUMBING
- EXISTING UNDERGROUND UTILITY
- EXISTING UNDERGROUND GAS
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND PLUMBING
- UNDERGROUND UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
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- UNDERGROUND ELECTRIC
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- UNDERGROUND GAS
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- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND PLUMBING
- UNDERGROUND UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM DRAIN

EASEMENT NOTES:

BEING 10.00 FEET IN WIDTH AND ADJOINING PUBLIC YARDS AND 5.00 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

SURVEY NOTES:

- BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD 1983. BEARING ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT.
- UNDERGROUND UTILITIES SHOWN PER COPPER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF WAYZATA ENGINEERING DEPARTMENT.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

HARRINGTON ESTATE

WAYZATA, MINNESOTA

CONTACT:

STREETER HOMES
 Attn: Nate Wissink
 18312 Minnetonka Blvd
 Wayzata, MN 55391
 Phone: (952) 449-9448
 Email: nwissink@streetherhomes.com

REVISIONS:

DATE	REVISION
01-22-21	INITIAL ISSUE

CERTIFICATION:

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

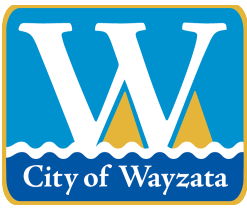
DATE: 01-19-21

PROJECT LOCATION:

522/530
 HARRINGTON ROAD
 PID#1211723120027
 PID#1211723120028

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURV1880
 PROJECT NO: STR20080
 PRELIMINARY PLAT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 15, 2021	AGENDA ITEM: 5.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:

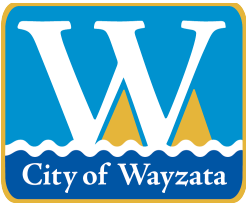
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 15, 2021	AGENDA ITEM: 5.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 Merriam is scheduled for the March 16, 2021 City Council's regular meeting. The Liaison Schedule and 2021 City Meeting Calendar are attached.

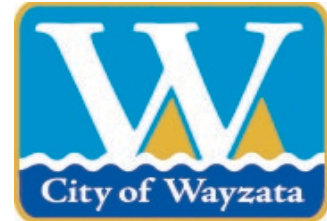
ACTION REQUESTED:

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
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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