

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
AUGUST 4, 2014**

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

Chair Gonzalez called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Vanderheyden, Pearson, Gonzalez, Gnos, Ramy and Iverson. Absent and Excused: Commissioner Tyacke. City Planner Gadow was also present.

Chair Gonzalez stated the minutes to be reviewed are from July 21, 2014.

Commissioner Vanderheyden stated on page 5, line 43, the third word should be "stated."

Commissioner Vanderheyden made a motion, Seconded by Commissioner Pearson, to approve the July 21, 2014 minutes as amended above. The motion carried 6-0.

AGENDA ITEM 2. REGULAR AGENDA PUBLIC HEARING ITEMS:

a. 310 & 324 Bushaway Road – Charles Cudd, Co.

i. Review of Residential Building Plans

Since the applicant was not present, Agenda Item 2 was moved to later in the agenda.

AGENDA ITEM 3. Other Items.

a. Review and adoption of Planning Commission Report and Recommendation on 165 and 213 Central Avenue Subdivision

City Planner Gadow reviewed the recommendation and findings resulting from the Planning Commissions prior meetings.

Chair Gonzalez clarified the Planning Commission was recommending denial because the Planning Commission found that the access was a private street not a public street and the Ordinance requires a public street.

Commissioner Pearson asked if the Applicant had requested a variance.

City Planner Gadow stated the Applicant had not requested a variance.

Commissioner Pearson suggested under findings to change the phrase to read: "If a variance application had been incorporated"

Chair Gonzalez stated the application was not complete as presented.

1 Commissioner Pearson made a motion, Seconded by Commissioner Iverson to approve the Staff
2 Report and recommendation for denial of the preliminary and final plat subdivision at 165 and
3 213 Central Avenue. The motion carried 4-2 (Vanderheyden, Gnos)

4
5 The Planning Commission recessed at 7:08 p.m.

6
7 The Planning Commission reconvened at 7:11 p.m.

8
9 **b. Review of Development Activities**

10 City Planner Gadow stated the other items for upcoming Planning Commission meeting for
11 August 18 could include workshop discussion including either the Tree Ordinance or
12 Telecommunications.

13
14 Chair Gonzalez stated she would like to have a workshop for the Planning Commission to work
15 on some of the definitions in the City's Code.

16
17 City Planner Gadow stated he would need to talk with the City Attorney prior to brining this to a
18 workshop.

19
20 **c. Other Items**

21 There were no other items.

22
23 **AGENDA ITEM 2. REGULAR AGENDA PUBLIC HEARING ITEMS:**

24
25 **a. 310 & 324 Bushaway Road – Charles Cudd, Co.**

26 **i. Review of Residential Building Plans**

27 City Planner Gadow stated the Planning Commission had reviewed plans for three (3) of the five
28 (5) lots in 2013. He reviewed the designs; plan sets, and materials for Lot 1 and Lot 5. The
29 designs meet all the design standards, setbacks, and Ordinances.

30
31 Chair Gonzalez stated Lot 1 had been clear-cut where the home pad would be and around this
32 area. She asked what conditions had been in place with the prior approvals regarding tree
33 preservation.

34
35 City Planner Gadow stated he would look into this for the Planning Commission. This pad had
36 been shown prior to a permit being issued. He stated Lot 5 includes most of the trees for the
37 entire site so there would be an impact on the trees in this location.

38
39 Chair Gonzalez asked in the home on Lot 5 would be a walkout basement.

40
41 City Planner Gadow stated it is proposed to be a lookout basement. He explained the deck/patio
42 that would be proposed for the home on Lot 5 and it would be composite and count toward the
43 hard cover surface calculations.

44
45 Chair Gonzalez asked if changing the configuration of the driveway for Lot 5 could minimize
46 some of the impacts to the trees.

1
2 City Planner Gadow stated this may be possible but the topography of these lots does not offer a
3 lot of choices.

4
5 Commissioner Iverson asked what the City does to verify that the number of trees removed does
6 not exceed the number approved and that the trees approved are indeed removed.

7
8 City Planner Gadow stated when the Parks Department issues a permit they inspect the site once
9 the tree cutting has occurred. If the building inspector notices any tree impacts then they report
10 this to the Parks Department and they work with the applicant on this. The City has not had too
11 many issues with this.

12
13 Commissioner Iverson stated there were several trees removed with the Presbyterian Homes
14 project and this should be looked at when the Commission has their tree preservation workshop.

15
16 Chair Gonzalez asked what the Commission's thoughts were regarding the home designs
17 compared to those in the neighborhood because it is different but it does match the home on Lot
18 4.

19
20 Commissioner Iverson stated this company does a good job and she likes that each home is a
21 little unique.

22
23 Commissioner Vanderheyden asked why there were five (5) trees being removed from Lot 1 in
24 the southeast corner since it was not near the home.

25
26 Chair Gonzalez asked if the gate had been removed.

27
28 City Planner Gadow stated due to the County construction it had been removed and it would be
29 reconstructed when the County road project was completed. He stated as part of the original
30 approvals the developer had agreed to preserve the log cabin that had been located on the
31 property. The City has completed refurbishing this and it will be located in Shaver Park.

32
33 Mr. John Sonnek, Charles Cudd Co., 15050 23rd Avenue, Plymouth, stated the trees marked to be
34 removed on Lot 1 so that the water will flow correctly through the property to properly drain the
35 neighborhood. These trees are smaller trees and a couple of new trees would be replaced once
36 the drainage is adjusted.

37
38 Chair Gonzalez stated Lot 1 looked like it had been clear-cut and she asked what the landscape
39 plans were for the site.

40
41 Mr. Sonnek stated there had been no trees removed to date. The wood chips on the site are from
42 another property and used for parking for the Parade of Homes. The new home would be located
43 where the original home had been located on the property. He stated the landscape plans were
44 minimal and would be focused on the front of the home and a couple of new trees.

45
46 Chair Gonzalez stated the Planning Commission has been recommending native plantings.

1
2 Mr. Sonnek stated he would work with the homeowner on this.

3
4 Chair Gonzalez asked if there would be any fill brought in for Lot 5.

5
6 Mr. Sonnek stated enough fill would be generated from the basement to use on the property and
7 any excess fill would be removed from the site.

8
9 Chair Gonzalez asked about the composite pavers being used for the patio/deck.

10
11 Mr. Sonnek explained these were made from recycled materials and it is warmer in the winter,
12 cooler in the summer, and softer to walk on. It looks like the new concrete pavers.

13
14 Chair Gonzalez opened the public hearing at 7:41 p.m.

15
16 There being no public comment Chair Gonzalez closed the public hearing at 7:42 p.m.

17
18 Commissioner Pearson made a motion, Seconded by Commissioner Gnos to approve the
19 residential building plans for 310 and 324 Bushaway Road. The motion carried unanimously.

20
21 City Planner Gadow stated this would be on the August 6, 2014 City Council agenda.

22
23 **AGENDA ITEM 4. Adjournment.**

24 There being no further business, Commissioner Vanderheyden made a motion, seconded by
25 Commissioner Pearson, to adjourn the meeting. The motion passed unanimously.

26
27 The meeting was adjourned at 7:50 p.m.

28
29 Respectfully submitted,

30
31 Tina Borg

32 *TimeSaver Off Site Secretarial, Inc.*