

**WAYZATA PLANNING COMMISSION  
WORKSHOP MEETING MINUTES  
September 3, 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: Pearson, Gonzalez, Ramy, and Tyacke. Absent and excused were: Vanderheyden, Gnos, and Iverson. City Planner Gadow was also present.

Chair Gonzalez stated the minutes to be reviewed are from August 18, 2014.

Commissioner Tyacke stated on page 4, line 23, the word "was" should be removed and it is "Xcel Energy" and on page 6, line 45, change the word "consistent" to "inconsistent."

Commissioner Ramy made a motion, Seconded by Commissioner Pearson, to approve the August 18, 2014 minutes as amended. The motion carried unanimously.

**AGENDA ITEM 2. WORKSHOP ITEMS:**

**a. Discussion of Potential Workshop Items/Ordinance Updates**

City Planner Gadow asked the Planning Commission to discuss items they would like to have added to agendas as time permits, such as discussions regarding the Tree Ordinance. He suggested other items for the Planning Commission including signage and an ordinance pertaining to small engine wind turbines. Chair Gonzalez had suggested reviewing the terminology and definitions in the Subdivision Ordinance.

Chair Gonzalez asked to have the City's parking requirements added for discussion. She would like the Planning Commission to review the ratio of parking for different types of businesses. She felt there were some types of business that the City did not have to require such a large amount of parking for. This had come up during discussions for the 240 Minnetonka and Indian Mound project.

Commissioner Ramy asked if there would be something torn down in this location.

City Planner Gadow stated it was possible and the project had been discussed at a City Council workshop to determine the City's level of interest in the development. The Developer had indicated there would be a number of challenges with this type of development including height, setbacks, hardcover, retail face, and design.

Chair Gonzalez clarified she would like the ratio of parking stalls to building square footage reviewed.

Commissioner Pearson stated he would like this discussion to include a big picture look at what the parking issues are in the City and the strategic plan for this so the Planning Commission would have a reference point when making decisions.

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2 City Planner Gadow stated the Comprehensive Plan deals with parking from a global perspective  
3 and does include a possible parking structure. He recommended looking at the parking studies  
4 the City had done to get a better sense of the parking demand and what drives the demand.  
5 Currently general retail and office developments have the same parking requirements and this  
6 could be looked at to determine if this is still a relevant calculation.  
7

8 Commissioner Pearson stated a parking structure has been discussed for several years and it  
9 would be good for the Planning Commission to know what has been discussed and what the  
10 alternatives are so when the resolution is presented the Planning Commission would know what  
11 side of the debate the policy is when making their decision.  
12

13 Commissioner Tyacke stated there have been enough parking studies done to justify moving  
14 forward with a parking structure on Mill Street but members of the City Council would like an  
15 analysis on where further development should take place. The Ordinance is applicable to new  
16 developments but the downtown situation is the demand has exceeded the number of spaces over  
17 the years. The Planning Commission does not need to duplicate the studies and analysis already  
18 done for this project but reviewing the information would help in making a recommendation to  
19 the Council.  
20

21 Chair Gonzalez stated she would like to have the Planning Commission look at the Ordinance  
22 and the amount of parking that is required for new developments and be more consistent with the  
23 uses so there are not large unused parking lots in the City. She stated there use to be a ramp  
24 dedication fee for developments that did not meet the parking requirements of the Ordinance.  
25

26 City Planner Gadow stated the fee was for those developments in areas where there would be a  
27 potential for a ramp and there has not been a development that meets the requirements in recent  
28 years.  
29

30 Chair Gonzalez suggested looking at this again to expand to other developments.  
31

32 Commissioner Ramy asked if the parking studies indicated problems during or after regular  
33 business hours. City Planner Gadow stated the studies indicated parking shortages in the  
34 evenings.  
35

36 Commissioner Ramy stated it is not impossible to find parking. He would like more perspective  
37 before having a large parking ramp built on Mill Street.  
38

39 Commissioner Tyacke stated alternative energy would be an important topic for the Planning  
40 Commission to discuss. There are not local ordinances regarding wind turbines and it would be  
41 beneficial for the City to look at this for structures such as parking ramps and schools to save on  
42 energy costs. He provided a sample ordinance from Woodbury regarding wind systems and  
43 solar systems. It would be beneficial for the City to move ahead with this rather than trying to  
44 shape a policy around a development.  
45

1 City Planner Gadow stated the way the ordinance is written today solar is allowed but there are  
2 no restrictions for or against geothermal.

3  
4 It was the consensus of the Planning Commission to add alternative energy ordinance  
5 discussions to their list of topics.

6  
7 Chair Gonzalez asked if the City was doing anything to educate residents about tree removal and  
8 hiring only those companies approved by the City.

9  
10 City Planner Gadow stated once the new ordinance was in place there would be a better base to  
11 do education from. The City's website would also be redone and this would make it easier for  
12 residents to find information.

13  
14 Chair Gonzalez suggested discussions regarding double frontage and the Fence Ordinance be  
15 added to the discussion list. She would like to see what is allowed in front and side yards  
16 clarified.

17  
18 City Planner Gadow stated he would also recommend reviewing the height requirement for front  
19 yard fences. The City current has a height requirement of 42-inches. This is not a standard size  
20 and he would recommend changing this to 48-inches so residents would not have to special order  
21 materials.

22  
23 Chair Gonzalez stated the material requirements could be reviewed as well because there were  
24 other materials available now that would be environmentally friendly.

25  
26 It was the consensus of the Planning Commission to add double frontage and the Fence  
27 Ordinance discussions to the list of topics.

28  
29 Commissioner Tyacke stated there are alternatives to pervious materials that could be used and  
30 these should be looked at and reviewed when replacing existing parking lots.

31  
32 Chair Gonzalez stated the parking requirements have restricted building size and this is why  
33 businesses are requesting to build taller buildings or setback variances. She would like to know  
34 what other cities are doing regarding parking requirements.

35  
36 Commissioner Tyacke stated the current trend of people working from home has decreased  
37 parking needs for many office buildings.

38  
39 Commissioner Pearson stated he would like to have a better understanding of the traffic issues in  
40 the City and places where traffic may be an issue and what role the Planning Commission has in  
41 development applications as they pertain to streets. The City's overall view of traffic would be  
42 good to know.

43 City Planner Gadow clarified the topics for future workshops and agendas included alternative  
44 energy ordinances, parking requirements for new developments and the parking needs of the  
45 City. He clarified the Planning Commission would like additional information prior to these  
46 discussion.

Chair Gonzalez suggest a joint workshop with the City Council to get a better understanding of the City's overall view on traffic.

City Planner Gadow stated in the next 2-years the City would be working on updating the Comprehensive Plan and with this the City would be redoing the chapter on traffic. There would be policy questions that would need to be reviewed by the Planning Commission and City Council.

Commissioner Ramy asked why the City discouraged cul-de-sacs. City Planner Gadow stated from a general City Planning standpoint these discouraged connections and grid patterns that make sense and restrict neighborhood access.

### **AGENDA ITEM 3. Other Items.**

#### **a. Review of Development Activities**

City Planner Gadow stated Staff was working on a 3-lot subdivision and this may be presented at the next Planning Commission meeting. He updated the Planning Commission of the City Council discussions regarding the Boatworks microbrewery. The City Council discussed the licensing procedure for these types of establishments and they approved setting up multiple licenses for this category. The City Council approved the Boatworks microbrewery project. The Central Avenue project had met with the City Council and they are currently looking at alternative ways to address potential cut through traffic concerns and how a cul-de-sac would work. They will also be meeting with the neighborhood for additional discussion.

Commissioner Ramy asked what type of procedure the private buildings would need to go through in order to put up a cell tower or lease space to a cell phone company.

Chair Gonzalez stated the Ordinances regulate this.

#### **b. Other Items**

There were no other items.

### **AGENDA ITEM 4. Adjournment.**

There being no further business, Commissioner Tyacke made a motion, seconded by Commissioner Ramy, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Tina Borg

*TimeSaver Off Site Secretarial, Inc.*