

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
AUGUST 5, 2013**

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: Crowder, Gonzalez, Iverson, Ramy Jr., and Vanderheyden. Absent and excused: Commissioners Pearson and Cooper. City Planner Gadow and Councilmember Amdal were also present.

Commissioner Vanderheyden made a motion, seconded by Commissioner Crowder, to approve the July 15, 2013, meeting minutes as presented. The motion passed 5/0.

AGENDA ITEM 2. Regular Agenda Public Hearing Item.

- a. **1055 Wayzata / 141 Central Avenue / 155 Central Avenue – Anchor Bank and Leo & Algena Lund Partnership**
 - i. **Amendment to Planned Unit Development (PUD)**
 - ii. **Project Design Review**
 - iii. **Concurrent Preliminary and Final Plat**
 - iv. **Site Plan Review**
 - v. **Street Vacation Request**
 - vi. **Drive-thru CUP**

City Planner Gadow presented the application of Anchor Bank and Leo and Algena Lund Partnership for approval of an amendment to a Planned Unit Development (PUD), Project Design Review for two commercial structures, a concurrent Preliminary and Final Plat for replatting of commercial property, a Preliminary Plat for three residential lots, Site Plan Review, and request to vacate and relocate Elm Lane to redevelop the exiting Anchor Bank site at 1055 Wayzata Boulevard East and two residential lots at 141 and 155 Central Avenue North. The proposed development would include a new 4,012 square foot Anchor Bank building with drive-thru at the northeast corner of the site, a new 14,500 square foot Walgreens store with drive-thru, a widened Wooddale Avenue, and three new single-family detached residential lots. It was noted the Comprehensive Plan guides the commercial site as Mixed Use Commercial and the two residential lots as Single Family Residential. The existing zoning is PUD and R-3A Single and Two-Family.

City Planner Gadow displayed an aerial slide depicting the subject properties, location of existing three-story Anchor Bank building to be removed, proposed location of a new Walgreens and smaller-sized Anchor Bank, and reconfiguration of the two residential lots. He noted the location of Elm Lane that would be vacated, widening of Wooddale Avenue, and consolidation of two points of access into one point of access. City Planner Gadow pointed out the location of two residential homes that would be removed and explained that the property would then be platted into three single-family lots for future development.

1
2 City Planner Gadow presented the proposed lot layouts, configuration of the preliminary plat
3 with associated square footages for each lot, legal descriptions for the final plat, and demolition
4 plan. The project is planned in three phases: 1. site work/installation of access points; 2.
5 platting; and, 3. final plan approval with construction of new Anchor Bank, demolition of
6 existing Anchor Bank, and construction of new Walgreens. It was noted that the three
7 residential building pads would require future approval. City Planner Gadow used a site plan to
8 point out the location of the two drive-thrus.
9

10 Commissioner Crowder asked about the access location for the three single-family lots. City
11 Planner Gadow stated an alleyway would be used to gain access to the three single-family lots on
12 Wooddale Avenue. In addition, a portion of Wooddale Avenue would be widened to 20 feet and
13 a blocked bollard emergency vehicle only access provided into the Anchor Bank site.
14

15 Commissioner Crowder asked if a fence is proposed to the north of the entrance road, between
16 Anchor Bank and the residential homes. City Planner Gadow suggested the applicant answer
17 that question, noting there is an existing fence to screen the residential properties to the west.
18

19 City Planner Gadow presented the plans for the proposed drainage, grading, erosion control, site
20 circulation, internal site control signage, and landscaping plan. He explained that once plans for
21 the three single-family lots are prepared, drainage will be addressed for those properties. City
22 Planner Gadow referenced the tree plan, noting 34 trees would be preserved, additional trees
23 planted, resulting in a net reduction of 39 trees. In addition, shrubbery and landscaping will be
24 planted.
25

26 City Planner Gadow presented exterior building elevations for the proposed Anchor Bank
27 building, noting a deviation to use more than 10% metal as an accent material. He stated it
28 would be 16 feet to the top of the flat roof portion and 25 feet to the top of the roof element at the
29 northeast corner. Three-dimensional renderings were displayed that included a perspective with
30 surrounding structures.
31

32 Commissioner Crowder asked if the landscaping depicted in the three-dimensional rendering
33 accurately represents the landscaping plan. He stated the three-dimensional illustration appears
34 to include more landscaping than proposed along the residential properties. City Planner Gadow
35 suggested that question be asked of the applicant.
36

37 Commissioner Ramy asked about the location of the loading dock on the Walgreens property.
38 City Planner Gadow pointed out the location of the loading dock, screening wall, and areas of
39 landscaping. He stated garbage is interior but could also be accessed from that point.
40

41 City Planner Gadow displayed a slide of the plaza area and materials board that contained a
42 mixture of brick, metal, glass, and stone. He then presented exterior building elevations for the
43 proposed Walgreens building, noting the location of two antennas. City Planner Gadow stated
44 the photometric diagram depicts the amount of light coming from each source.
45

1 Commissioner Iverson asked if the lights in the parking lot would be left on all night. City
2 Planner Gadow answered in the affirmative and stated the fixtures would be shielded to create
3 downcast lighting, per the Code.

4
5 City Planner Gadow presented Code required parking calculations, noting 54 parking stalls are
6 required and the project will provide 68 parking stalls. He advised of action steps for the
7 Commission's consideration to develop findings of fact based upon the staff report and any
8 revisions the Commission wishes to make or to direct staff to prepare a Planning Report and
9 Recommendation with appropriate findings for review and adoption at the next Planning
10 Commission meeting.

11
12 Commissioner Crowder asked if Elm Lane is owned by the City. City Planner Gadow stated it is
13 a City right-of-way so a formal vacation would be required to accommodate this application.
14 Commissioner Crowder asked if public street will be placed in the vicinity of this development
15 in lieu of Elm Lane. City Planner Gadow stated traffic would use Benton Avenue and then
16 Wooddale Avenue to access the three residential lots. There would be no residential access point
17 from Elm Lane.

18
19 Commissioner Crowder asked if the applicant will have to purchase the Elm Lane right-of-way.
20 City Planner Gadow stated the State Statute indicates that if the City Council approves a street
21 vacation, the underlying property owner would receive the property and the City is not allowed
22 to charge for it.

23
24 Commissioner Crowder stated currently at Anchor Bank, if westbound on Wayzata Boulevard,
25 you can travel through the stop light at Central and continue westbound. He asked if you can
26 make a right hand turn into Anchor Bank. City Planner Gadow stated not today, but that
27 intersection would become a right-in/right-out with this project. Commissioner Crowder asked
28 if you can enter Anchor Bank between Central and Wayzata Boulevard and Wayzata Boulevard
29 and Superior Boulevard. City Planner Gadow stated you cannot.

30
31 Commissioner Vanderheyden stated there is a driveway and he has seen a vehicle make that
32 turning movement. City Planner Gadow stated it does occur, but today it is configured as a
33 right-out only.

34
35 Chair Gonzalez asked if the driveway would be made wider. City Planner Gadow stated the
36 plans show the driveway as well as the curb cut would be widened towards the west so drivers
37 can more easily see there are both right-in and right-out movements. Chair Gonzalez stated this
38 means the driveway will come closer to the neighborhood to the west. City Planner Gadow
39 confirmed that is the case.

40
41 John Kohler, Semper Development, representing the applicant, stated it is currently a right-in
42 due to the existing width. At that access point, the grade is fairly steep and it will be dropped
43 and made slightly wider to allow for two-way traffic. He described the corner grade and
44 proposed grades that start at street level and do not reach the finished floor elevation until you hit
45 the corner and back to the Walgreens. Mr. Kohler noted the location of the sidewalk on the east
46 side of the Walgreens building that will meet ADA standards.

1
2 Commissioner Iverson asked if the sidewalk will be heated. Mr. Kohler stated at this point
3 probably not. He stated with heated sidewalks, all the water runs down the ramp and onto the
4 public sidewalk, creating an ice pile. Because of that, sidewalks are not heated but shoveled
5 quickly as will the parking lot.
6

7 With regard to access to the north, Mr. Kohler stated this project has three parts: 1. three-single
8 family residential lots to the north; 2. Anchor Bank; and, 3. Walgreens. He stated the divider is
9 the access drive off Central, which they spent a great deal of time discussing with Hennepin
10 County. Mr. Kohler stated the County would create a direct intersection, rather than the current
11 off-center intersection, making it a safer intersection. He used an aerial photo to point out the
12 access to Colonial Square and Anchor Bank and stated they are aligning the commercial part of
13 the project with the Colonial Square parking lot and the residential portion in the northern area
14 will align with the side of the building, away from the active parts of this intersection. Mr.
15 Kohler stated the drive also will serve as a natural separation of commercial from residential.
16

17 Mr. Kohler stated a fence is planned and the break in the fence will be at the location of the
18 emergency vehicle access drive where pedestrians can also access the site. He stated they will
19 relocate the cellular tower equipment from the current building to the Walgreens tower with the
20 heavier equipment inside the tower, creating screening.
21

22 Mr. Kohler stated their initial plans were to keep the existing bank building and expand but
23 through discussions with the residents, they agreed to remove it and reconstruct closer to Central
24 Avenue, which will increase the buffer between the commercial and residential uses. In
25 addition, parking will be relocated to the side and back of the building.
26

27 Chair Gonzalez referenced Attachment J, a letter from Hennepin County that addresses the
28 opportunity to upgrade and widen the sidewalk with a boulevard area and need for additional
29 right-of-way and/or easement. Mr. Kohler stated they have been working with Bob Byers of
30 Hennepin County and are already looking at its suggestion for a six-foot boulevard with a
31 detached eight-foot walkway plus one additional foot to the right-of-way/easement. Hennepin
32 County also wants a right turn lane in the area between Walgreens and Central Avenue. Mr.
33 Kohler stated they are looking at those modifications and working with Hennepin County.
34

35 Chair Gonzalez asked if the plans will include planting of boulevard trees. Mr. Kohler stated
36 they would like boulevard trees but at this time, he does not know what utilities are in that area.
37

38 Commissioner Iverson asked if it would happen in conjunction with this project. Mr. Kohler
39 stated it would be a Hennepin County project and the County wants to assure, if this application
40 is approved, that the project allows for that space.
41

42 Chair Gonzalez stated the sidewalk on the Wayzata Boulevard side is quite narrow when
43 compared to the intersection. She asked if there are plans to widen that section of sidewalk. Mr.
44 Kohler stated they can look at that; however, the property line is very close to the back of the
45 sidewalk.
46

1 Mr. Kohler stated during meetings with the neighborhood, it was mentioned that the Wayzata
2 Boulevard crosswalk in the southwest corner has a transformer/telephone box in the same
3 location as someone may want to cross. He stated this is a safety concern of the neighbors for
4 pedestrians crossing the street and they would like it reviewed by engineering staff.

5
6 Commissioner Vanderheyden stated the sidewalk on Wayzata Boulevard feels extremely narrow
7 because of the adjacent six to eight foot high wall. He asked what is the grading change in that
8 location. Mr. Kohler stated they will grade back the elevation at the sidewalk so the Walgreens
9 elevation may extend below where the finished floor will be. He estimated it to be a "hair"
10 lower due to stormwater drainage. Mr. Kohler stated instead of a wall, it will be a slope up and
11 easier to maintain. Commissioner Vanderheyden stated removal of the wall will make the
12 sidewalk feel more inviting.

13
14 Commissioner Vanderheyden asked about the northwest portion, by the emergency access, and
15 neighborhood concern that Benton Avenue has one way out with a challenging left turn onto
16 Wayzata Boulevard or being pushed to the right. The resident concern is eliminating access to
17 Highway 101 from Benton Avenue for the three to four homes on Wooddale Avenue. He asked
18 about widening the emergency access so residential traffic can pass through at that location. Mr.
19 Kohler stated they looked at several plans but it was a strong goal to "draw a line" to separate
20 commercial from residential. He stated Elm Lane is 12-16 feet wide, more like a private alley,
21 and some cars use it but the goal was to create separation and an opening for emergency access
22 to create a pass through. He noted some homes back up to it so it is like a private alley and there
23 is a desire to keep it that way. Mr. Kohler agreed it restricts access from Benton Avenue, but
24 provides emergency access when needed. He stated Wooddale Avenue will be widened from the
25 current 15 feet to a full 20 feet and 30-foot dedicated right-of-way.

26
27 Commissioner Iverson asked about information on the actual traffic count that Walgreens will
28 generate. City Planner Gadow stated the meeting packet included a traffic study from Wenck
29 Engineering. Commissioner Iverson asked about the traffic counts on an hourly or daily basis.
30 Mr. Kohler stated the traffic levels fluctuate with PM peak at just above today's level and in the
31 morning it is slightly below but over all, fairly close to today's level.

32
33 Commissioner Iverson stated she did not find the traffic counts to be feasible for a 15,000
34 square-foot retail space and asked how Walgreens can survive on that little amount of traffic on a
35 daily basis. Commissioner Ramy stated he shares that concern. Mr. Kohler stated City staff had
36 requested the numbers from the Institute of Traffic Engineers (ITE) manual.

37
38 City Planner Gadow stated the ITE manual is the standard for traffic engineers to analyze similar
39 type uses across the country and the information provided also includes a comparison with four
40 other metro area Walgreens to get a sense of their traffic levels. Mr. Kohler stated those four
41 other Walgreens are successful stores.

42
43 Commissioner Iverson stated from a financial standpoint, she has a hard time understanding how
44 it will be successful with this little volume of traffic. Mr. Kohler stated any pharmacy has a
45 trickle of traffic all day long with a car or two coming/leaving the site every minute. This equals
46 30-60 cars per hour except during peak times when it is four to six cars per minute.

1
2 Commissioner Ramy referenced Attachment F of the Wenck Engineering memorandum and
3 stated it references the ITE of 144 daily visits on the Walgreens side. He stated he does not think
4 Walgreens can make it on 190 transactions per day.

5
6 Mr. Kohler stated that is per hour, not per day. Mr. Kohler stated it is 100 per hour in the AM
7 peak and the PM peak is per hour. This means that in the morning, there are 100 per hour and in
8 the afternoon peak, there are 244 per hour.

9
10 Commissioner Iverson stated she lives across from Anchor Bank and does not think it generates
11 that level of traffic on an hourly basis today. She requested additional traffic studies that count
12 cars in and out, not only on holidays, and to also include Saturday and Sunday traffic.
13 Commissioner Iverson asked if the pharmacy is open 24 hours a day. Mr. Kohler stated
14 Walgreens may love to be but this is a PUD so it is up to the City.

15
16 Commissioner Iverson stated she would like a condition to require additional traffic studies by
17 an independent contractor for now and traffic counts based on what Hennepin County would
18 project. She stated she is not satisfied with the report from SRF and does not think the numbers
19 add up.

20
21 Commissioner Crowder agreed and stated he would like a sense of how many people will turn
22 right off Wayzata Boulevard into this complex. He stated he drives the distance between Central
23 Avenue and Superior Boulevard several times a day, finds it to be one of the most "ticklish" in
24 Wayzata, and if vehicles will be turning with frequency, it will back up traffic and create more
25 danger.

26
27 Commissioner Ramy asked if drive-thru traffic will not have the ability to turn around and exit
28 onto Highway 101. Mr. Kohler stated Hennepin County had that concern so the plans were
29 changed and the building was moved back. He stated the Walgreens drive-thru is proposed for
30 the northwest corner of the building so traffic will come through in a southbound direction, make
31 a 90-degree turn to the right, and then stop. At that point, the vehicle can go either way.

32
33 Commissioner Crowder stated for customers that want to go west on Wayzata Boulevard or
34 down Superior Boulevard, there will be tendency to take that exit on Wayzata Boulevard. Mr.
35 Kohler agreed that is the closest and the question is the ease of that movement. He stated the
36 people who use Walgreens and Anchor Bank will be local and learn the easiest way to maneuver
37 in and out.

38
39 Commissioner Iverson asked if the drive-thru uses a speaker system. Mr. Kohler stated there is a
40 speaker because a thick piece of glass separates the driver from the pharmacist but the speaker is
41 quiet due to the need for privacy. He stated Walgreens prefer customers to not use the drive-thru
42 but it has found there are more people going through treatment that diminish their ability to fight
43 off infections so those people are directed by their doctor to not go into a pharmacy. Because of
44 that, the drive-thru is being used more frequently.

45

1 Commissioner Iverson requested additional information about the type of speaker system that
2 will be used and frequency.

3
4 Commissioner Vanderheyden requested information relating to decibels at distance, similar to
5 the photometric data.

6
7 Commissioner Iverson asked if LED lighting is proposed for the parking lot. Mr. Kohler stated
8 the City requires light standards to be substantially lower than most communities but he will
9 have to check on the type of lighting. He stated generally, some of the parking lot lights are left
10 on over night for safety. Commissioner Iverson stated the parking lot lights at Lunds are on over
11 night.

12
13 Chair Gonzalez stated due to problems with brightly lit commercial signs that shine into
14 residential homes, the City requires the installation of dimmers to dim down the brightness of the
15 signs and/or mitigate intrusion into existing neighborhoods. Mr. Kohler stated signage and light
16 were issues discussed with the neighbors and he is aware of the brightly lit red sign in this area.
17 He stated Walgreens signage is on the east and south sides with minimal signage on the north
18 side at the east end.

19
20 Chair Gonzalez stated there are homes to the south side so the City wants a means to dim down
21 the lighting. Mr. Kohler stated Walgreens generally shuts off signage to denote when the store is
22 not open. Commissioner Iverson suggested this be placed as a condition. Mr. Kohler stated that
23 is an option since this is a PUD consideration.

24
25 Commissioner Ramy asked if the applicant is available to answer questions on the loading dock.
26 He stated he lived next to a CVS that brings in pallets of material during not-friendly residential
27 hours. Mr. Kohler stated generally speaking, Walgreen's trucks deliver when the store is open to
28 receive it. In addition, with the PUD process, the City has the authority to put limitations on
29 delivery and hours.

30
31 Commissioner Iverson stated the hours for garbage pickup cannot be set so that activity could
32 occur early in the morning. Mr. Kohler stated they do not control the timing of garbage pickup.

33
34 Commissioner Vanderheyden stated he lives across from a church and its garbage is picked up
35 exceptionally early, usually when it is dark. He stated he does not think the City has the ability
36 to set those hours.

37
38 Mr. Kohler stated the bank does not have much garbage and most of the Walgreens garbage and
39 cardboard goes back to the distribution center on the truck making the delivery.

40
41 Commissioner Iverson stated she would like more information on the time the store opens and
42 when employees will be putting merchandise on the shelves. Mr. Kohler stated Walgreens
43 receives daily deliveries through the front door but the Walgreens truck only makes deliveries
44 once a week.

45

1 Commissioner Ramy stated in total, CVS does not want vendors to use the front door but to use
2 the loading dock so that is a concern for him. He stated he is not sure he liked the perspective of
3 the fit with the Comprehensive Plan and asked the applicant how they see this as a good fit for
4 Wayzata given there is another Walgreens five minutes away.

5
6 Jim Collins, Anchor Bank Director of Business Banking, stated the current Anchor Bank
7 building was constructed in 1972 and is 36,000 square feet with a lot of office. He stated as the
8 banking industry has evolved, it has changed foot patterns. Before electronic banking, their five
9 drive-thru lanes were packed. However, the trend in the entire industry has scaled down so they
10 had to do something with the property. Mr. Collins stated the first floor is inefficient for the
11 banking industry and it needs to be more condensed to survive. He stated the Jones family has
12 had a bank at this corner since 1963. He stated he was directed by the Jones family to find a
13 solution for the bank that was cost effective, keeps them on the corner, and is beneficial for the
14 bank, its customers, residents, and the community. That is why they have been meeting with the
15 neighborhood to vet what would be a win-win for everybody. Mr. Collins stated it is a great fit
16 because it is a community pharmacy and Anchor Bank is a community bank.

17
18 Commissioner Crowder stated the design standards address not wanting franchise architecture
19 but he believes most people would think the proposed Walgreens building looks like all other
20 Walgreens buildings. He asked what they are willing to do to make it look better. Mr. Kohler
21 stated they have constructed over 400 Walgreens stores and this design is not “franchise” but
22 they can work with City Planner Gadow to modify the design. He stated the size and height are
23 set but they can work with materials and finishes.

24
25 Chair Gonzalez asked about the high level of signage, which “screams” franchise architecture.
26 Mr. Kohler stated that can be modified and redesigned.

27
28 Commissioner Iverson agreed with Commissioner Crowder that there are softer looks for
29 Walgreens that would not be so obtrusive. City Planner Gadow asked what design elements
30 would soften the appearance of the building. Commissioner Iverson stated she saw on-line
31 images of an Ohio and Florida Walgreens that had soft arches, giving an inviting East Coast
32 appearance without an obtrusive feel. She stated she will provide those pictures to City Planner
33 Gadow.

34
35 Commissioner Crowder asked about the fence between the commercial and residential uses. Mr.
36 Kohler stated they propose it to be six feet high and constructed of cedar.

37
38 Commissioner Crowder stated without seeing the signage images, he cannot form an opinion and
39 asked if an illustration has been provided. City Planner Gadow displayed a slide depicting the
40 proposed wall and monument signage.

41
42 Commissioner Iverson asked for more details of the signage package that includes size of
43 lettering. Mr. Kohler stated that will be provided and indicated a digital reader board is also
44 proposed.

45

1 City Planner Gadow stated according to Code, the text of digital reader boards cannot change
2 more than once every 15 minutes.

3
4 Commissioner Crowder asked if Anchor Bank will also have a standalone sign. City Planner
5 Gadow displayed an image of the Anchor Bank monument sign that included an anchor. Mr.
6 Kohler stated the area depicted in gray is a digital reader board.

7
8 Chair Gonzalez asked about the hours of operation for Walgreens. Mr. Kohler stated they are
9 typically not 24-hour operations and in the 7 a.m. to 10-11 p.m. range, seven days a week. He
10 noted that often times Walgreens are located close or adjacent to residential neighborhoods.
11 Chair Gonzalez stated it would be wonderful for residents to be able to enjoy dinner in their back
12 yard without a lot of traffic, but she understands.

13
14 Commissioner Iverson stated Presbyterian Homes has thousands of available square feet that is
15 not occupied and asked if Walgreens had considered that space. Mr. Kohler stated Walgreens
16 considered that space but preferred co-tenancy with the Anchor Bank site. Commissioner
17 Iverson stated she would like to understand the rationale of that decision, if they are willing to
18 share it.

19
20 Chair Gonzalez opened the public hearing at 8:19 p.m.

21
22 Anna Bader, 123 Benton Avenue, resident since 1995, stated they have seen a lot of change in
23 Wayzata, are personally excited about this development opportunity, and what it will mean to
24 their neighborhood. Ms. Bader stated it seems the landscape plans were discussed earlier but not
25 recently and they would like more information on the proposed landscape. They would also like
26 a guarantee that the residential homes will be built and remain single-family properties. Ms.
27 Bader agreed with the developer's comment that the neighborhood wanted separation between
28 commercial and residential and one concern is that cars are able to turn freely out of Benton
29 Avenue, noting it is more risky to turn left out of the alley onto Highway 101. She requested
30 additional measures to place a pressure plate in the roadway that requires westbound traffic on
31 Wayzata Boulevard to stop for a longer period of time and allow for residents making a left turn.
32 Ms. Bader stated they hear garbage and delivery trucks from the American Legion so she would
33 like the hours of operation and deliveries restricted from 7-8 a.m. at the earliest to 9-10 p.m. at
34 the latest.

35
36 Brian Gongoll, 1015 Cross Street, stated he supports the project but his one concern is coming
37 down from Benton Avenue and trying to go to the east. He does not see it happening, especially
38 during rush hour traffic, so something has to be done differently or it has to be fixed.

39
40 Marilyn Richter, 152 Benton Avenue, asked who will maintain the sidewalk coming down the
41 alley and stated they want it to be taken care of by the businesses. She stated there are a lot of
42 Walgreen windows facing Wayzata Boulevard and asked if there can be a limit on the number of
43 large advertising posters so it does not take away from the look of Wayzata. Ms. Richter stated
44 she wants to assure the three lots become single-family homes and she would not support this
45 application if that is not part of the agreement from the very beginning.

46

1 Gary Knight, 146 Benton Avenue, stated he just moved in several months ago, had called the
2 City before purchasing, and was told there would be no commercial development behind his
3 house. He asked what the emergency access gate will be made of, if a berm will be incorporated
4 with the landscaping plan, and if spruce trees will be used to screen the parking lot.

5
6 Gary Birkholz, 140 Benton Avenue, asked how far vehicles can back out from the garage at the
7 end of the alley. He stated there is only two feet from the house lot to the City right-of-way and
8 he needs some room to make the turn. Mr. Birkholz stated he is concerned there is not enough
9 room.

10
11 Mr. Kohler stated the width of the drive is 20 feet back and it is more than 20 feet from the face
12 of the garage to the curb. It is 15 feet going the other way.

13
14 Chair Gonzalez asked if they are planning to have a turnaround area at the end of the alley. Mr.
15 Kohler stated they propose a hammerhead design that allows vehicles to turn around.

16
17 Commissioner Iverson asked about snowplows and snow storage. Mr. Kohler stated that is what
18 dictated the size of the hammerhead. Snow storage can be pushed straight ahead and also to the
19 west side. He stated they will consider whether the fence should be moved slightly so it is not
20 damaged by snow storage.

21
22 Joann Birkholz, 140 Benton Avenue, stated the tree coverage is important as the back of their
23 house faces this site. She stated the density of trees on the landscape plan does not appear to be
24 as dense as shown on preliminary drawings and she did not notice many, if any, deciduous trees
25 on the landscape plan. Ms. Birkholz stated many deciduous trees are being taken out and asked
26 them to consider the number that should be put back in. She stated the existing houses behind
27 their property are less desirable and it is important to remove and replace them in conjunction
28 with this project. She stated it appears that the green house is being removed with the first phase
29 but the other house is not slated at the same time. She would like them both removed at the same
30 time. Ms. Birkholz asked for more details on the trash, as it is behind their garage, if it will be
31 covered, and when it will be removed. With regard to store hours, she would like a 9-10 p.m.
32 close at the latest, which would be consistent with the closing time of other Walgreens. Ms.
33 Birkholz stated she knows the Wayzata Boulevard intersection will be redeveloped at some point
34 but it is important to stop westbound traffic for a period of time to let them out. In addition, the
35 location of the green utility box is hazardous for pedestrians. She asked the City to make sure
36 that light pollution is kept to a minimum.

37
38 Mr. Birkholz stated the neighborhood does not want to see any development happen until the
39 residential homes are constructed because there is always pressure for commercial. He stated he
40 will be giving up a lot because he would use Elm Lane but with this project will now have to go
41 around the farthest. His stated he wants them to build the residential houses before they can get
42 occupancy in the commercial property and that this condition be written into the consideration.
43 Otherwise, there will be commercial creep. Mr. Birkholz stated it has to be about the people in
44 the neighborhood, noting this project will move the street over so without adequate tree
45 buffering, Colonial Square looks dead on to his and Gary Knight's back yard. He stated in

1 essence, this will result in commercial light 24-hours a day, making his and Mr. Knight's
2 residential properties into commercial.

3
4 Ms. Birkholz stated currently during the summer months, they cannot see Colonial Square.

5
6 Pat Broyles, 212 Benton Avenue, stated she enjoys the Bank use because it is not open on
7 weekends and has no lighting. Her concern with Walgreens is the abnormal amount of traffic at
8 this very busy intersection and that it will be difficult getting into and out of Benton Avenue.
9 She asked when Superior Boulevard will be reconstructed.

10
11 City Planner Gadow stated it depends on the final build out of the Wayzata Bay Center but
12 estimated late-2015 to early-2016.

13
14 Ms. Broyles stated she thinks this new Walgreens is one of the best-kept secrets in Wayzata even
15 though the neighborhood has been talking about it a year and a half. She stated residents were
16 promised by Greg Rye and two of the gentlemen in attendance tonight that they would build the
17 residential lots first because there were always developers looking for lots in Wayzata. Ms.
18 Broyles stated that as a neighbor and realtor, she would like nice homes built on those lots. She
19 stated IOCP had wanted to build low-income housing on the lots and the neighborhood had
20 fought that for a long time. Ms. Broyles stated residents were originally told they would build
21 six nice single-family homes but wanted Walgreens on the first floor and Anchor Bank on the
22 third floor with a drive-thru. The original plan showed existing Elm Lane and the drive-thru on
23 the southeast corner. The next meeting was in January of 2014 and the plans had changed.
24 Another meeting was held this past June and that was the first she heard they would tear down
25 the bank building and do the commercial first. Ms. Broyles stated she asked what had happened
26 to the promise that they would build the residential first and was told that no developers came
27 forward. Now the street will be closed so it will be difficult for residents to get out, they do not
28 know what type of housing will be constructed because no developers have come forward, and
29 they will have a Walgreens. With regard to the design, she asked if it could be something with
30 charm instead of just plain red brick. Ms. Broyles stated she thinks Wayzata has lost its charm,
31 noting all of the buildings on Lake Street have a lot of brick and this building is proposed to be
32 the same. She stated she wished there was a design board to help with what is built in Wayzata.
33 Ms. Broyles stated she finds this to have resulted in a "bait and switch" as they were originally
34 told one thing and a year and a half later, it was totally differently. Ms. Broyles asked if this is
35 approved, can the hours of operation be changed, noting the original PUD said the bank building
36 cannot be torn down but that is being changed.

37
38 Chair Gonzalez stated every person has the right to petition the City for a modification of
39 something that was approved and it then has to go through the process and meet standards. City
40 Planner Gadow stated the applicant has the right to go through this same process and the
41 Planning Commission and City Council would have to sign-off on any PUD change. If language
42 is included in this PUD to limit hours, the applicant would have to follow this process to request
43 a change. Commissioner Vanderheyden noted it would also require a public hearing.

1 Ms. Broyles stated she would like to see the bank do the development on the current property
2 and not extend the PUD across Elm Lane so there can be six single-family homes instead of
3 three.

4
5 Elena Wilsey, 240 Benton Avenue, asked if the traffic studies have taken into account the traffic
6 increase once Presbyterian Homes is occupied. She stated Presbyterian Homes is a big concern
7 to her because of the amount of traffic that will take place. Ms. Wilsey stated she has a standard
8 car, not an SUV, and during the winter cannot make the hill on Benton Avenue unless she
9 increases speed so she goes around and uses Elm Lane.

10
11 Laurie Busyn, 149 Benton Avenue, stated this would be a much different evening if not for the
12 residential homes, which are very important to Benton Avenue. She stated they are worried
13 about commercial creep so the construction of the homes is very important to this neighborhood.

14
15 There being no additional comment, Chair Gonzalez closed the public hearing at 8:44 p.m. and
16 encouraged citizens to contact their Council representatives and members of the Planning
17 Commission should they have additional comments that would help in making this decision.

18
19 Chair Gonzalez asked if the Planning Commission has all of the information needed to make an
20 informed decision today.

21
22 Commissioner Crowder stated he is not comfortable that there is enough information on the
23 traffic to address concerns on Benton Avenue and with Presbyterian Homes, or making a right
24 turn from Wayzata Boulevard into and out of the parking lot. He would also like to see
25 examples of more interesting small-town Walgreen building designs as mentioned by
26 Commissioner Iverson and the public.

27
28 Commissioner Ramy stated more answers are needed to lingering questions as mentioned by
29 Commissioner Crowder in addition to hours of operation, backup beacons of delivery trucks,
30 signage, and building materials. He asked about the phased construction timeline.

31
32 City Planner Gadow stated he has not seen dates associated with the phasing.

33
34 Commissioner Iverson stated she would agree with previous comments and like to see other
35 plans presented to the community including a scaled-down version that keeps the road and
36 includes six residential homes.

37
38 Mr. Miller stated there was never a design plan for six homes or for the bank to be on the third
39 floor. The original design plan had four homes and one design plan had the street in place.

40
41 Commissioner Iverson asked if the Planning Commission can see those design plans, and if they
42 were relevant. City Planner Gadow stated the Planning Commission can ask to see those plans;
43 however, the application before the Planning Commission is what is under consideration. Mr.
44 Kohler stated he can show the Commission that plan but part of that move was on direction of
45 Hennepin County to align the access with Colonial Square to make it safer and to eliminate one
46 point of access.

1
2 Commissioner Iverson stated she had requested information on traffic accidents and potential
3 that the number will increase. City Planner Gadow stated he has requested accident information
4 over the past 24 months from the Police Department.

5
6 Commissioner Vanderheyden stated if the dialog is continued, the Planning Commission may
7 find more information in which it is interested beyond answering this specific question.

8
9 Chair Gonzalez stated it appears the Planning Commission is not ready to make a decision today
10 because it would like to see additional information. She requested additional information on
11 signage, signage compliance with the ordinance, and a more attractive building design with
12 architecture that matches a small town.

13
14 Commissioner Vanderheyden stated Attachment D indicates: "Note: The residential lots to the
15 north will go through the Final Platting process as soon as a specific design is completed for the
16 initial home(s). This may take place at any time in the phasing steps outlined above." He stated
17 he wants to affirm the timing to include language indicating: "but not later than" so it must occur
18 within these three phases or not later than when Walgreens opens.

19
20 Commissioner Vanderheyden asked staff for comment on the exterior of Anchor Bank that is not
21 compliant with the building standards for percent of brick, stone, and natural surface. City
22 Planner Gadow stated it has over ten percent metal as an accent material. Commissioner
23 Vanderheyden stated it does not meet the ordinance and asked if there is architectural
24 perspective to include more metal.

25
26 Todd Mohegan, Mohegan Hanson Architectural Group representing Anchor Bank, stated metal
27 has been chosen to react more to current design philosophy in the banking industry to use
28 "progressive" materials. He stated stucco does not "fly well" from an appearance standpoint.

29
30 Commissioner Vanderheyden asked whether stucco would not meet the "vibe." Mr. Mohegan
31 stated from the branding of the bank, stucco would be a poor choice to create something more
32 progressive from a commercial standpoint as stucco is generally a residential product. He stated
33 architectural metal panels are a higher class material, more expensive, and would be a better
34 commercial material.

35
36 City Planner Gadow stated the use of metal is over the threshold as follows: north façade by
37 19.4%; east façade by 35.7%; south façade by 8.9%; and, the west façade is under the threshold.

38
39 Mr. Mohegan stated most communities trying to maintain high quality products consider
40 architectural metal panels as one of the highest quality and highest-end product with a long life
41 span. He stated the TCF bank contains a dark bronze architectural metal and they propose a
42 taupe colored architectural metal.

43
44 Chair Gonzalez requested review of the Design Standards so the applicant is aware of what
45 needs to be worked on. She stated Page 3 of the Design Standards has a strong suggestion of
46 green roofs to minimize stormwater runoff. Mr. Kohler stated their roofing materials are directly

1 tied into a percolation system underneath and stormwater is taken directly into the soil. Chair
2 Gonzalez stated she was curious as some think a green roof is more attractive because it contains
3 plantings.

4
5 Chair Gonzalez stated the Design Standards indicate the main entry shall face the primary street
6 at sidewalk grade and asked if that is being met. She asked where is the main entrance to
7 Walgreens. Mr. Kohler stated it is in the northeast corner, adjacent to Central Avenue, but he
8 does not know if it will be perfectly at grade.

9
10 Chair Gonzalez stated the proposed bank building does not meet the Design Standards on use of
11 metal and asked if the amount of metal can be reduced. Mr. Mohegan stated it can be changed to
12 stucco but from a design standpoint, he does not think that is the way to go.

13
14 Commissioner Iverson stated she would agree with Mr. Mohegan.

15
16 Chair Gonzalez stated the Planning Commission would then have to recommend deviation from
17 the Design Standards related to use of metal. City Planner Gadow stated that is correct and if the
18 application was recommended for approval, the Planning Commission should determine whether
19 to recommend a deviation from that particular Design Standard.

20
21 Mr. Mohegan presented an example of the architectural metal panel and explained how it is
22 constructed to prevent oil canning and maintain a clear window horizontally. He stated this
23 high-end architectural metal panel is a higher quality and longer life material.

24
25 Commissioner Crowder asked if this will be constructed a brick at a time. Mr. Kohler stated this
26 will be full course brick constructed by masons a brick at a time. It will not be brick panels.

27
28 Chair Gonzalez asked if glass awnings will be used on the Walgreens building. Mr. Kohler
29 stated the awnings will be a metal sunshade with louvers. Chair Gonzalez asked if the awnings
30 will contain signage or text. Mr. Kohler stated there will be no text/signage.

31
32 Commissioner Iverson stated she would like to see other architectural options. Mr. Kohler asked
33 her to provide additional information or the pictures she had referenced. Commissioner Iverson
34 asked that Mr. Kohler also e-mail images to the Planning Commissioners.

35
36 Chair Gonzalez stated the Design Standards also indicate what the City does not want to see in a
37 franchise building. She asked if additional details are needed on the proposed landscaping.

38
39 Commissioner Crowder stated there needs to be more landscaping between the commercial and
40 residential properties that includes spruce and pines to create separation 12 months of the year in
41 addition to deciduous to create texture and change. Mr. Mohegan suggested they work closer
42 with staff on the landscaping plan, noting the distance does not allow space for two rows of trees
43 but they can work out a plan to better create additional diversity and screening.

44
45 Commissioner Crowder stated he thinks three or four shrubs/trees are too sparse for the south
46 side and would like to see additional landscaping along Wayzata Boulevard.

1
2 Chair Gonzalez stated the west side of the property contains landscaping, fence, and berming but
3 the lower part of the pine trees is bare. That area needs to be filled with year-round landscaping
4 to further protect the existing neighborhood from noise and pollution. She stated this was a
5 requirement of the first PUD. Mr. Mohegan asked to use seasonal plantings if within an area for
6 snow collection. Chair Gonzalez stated the area she is referring to is higher on the berm and
7 would cushion more of the noise.

8
9 Commissioner Iverson stated there are a high number of shrubs and she would like additional
10 information on the types of shrubs to assure variety and scale including ornamental grass. She
11 stated in the area of the new residential lots, there is only a fence. This means that when
12 traveling down Central Avenue, you will only see a brown fence, which is needed, but has no
13 soft screening. Mr. Mohegan stated that area will provide an opportunity to bring in different
14 species, deciduous and conifer. Commissioner Iverson stated they should assure the plantings
15 are salt tolerant.

16
17 Chair Gonzalez noted bicycle racks and benches are required. She stated two bicycle racks are
18 provided in the plaza and asked if any are proposed for the Walgreens site. Mr. Kohler stated
19 they will address that and exceed the requirement for bicycle racks. Chair Gonzalez stated the
20 Design Standards also address signage.

21
22 After a straw poll, Chair Gonzalez stated the Planning Commissioners have indicated they do not
23 have enough information to make an informed decision.

24
25 Commissioner Crowder stated he is not opposed to the concept of the project but not prepared to
26 make a decision tonight. He has problems with the franchise architecture, traffic, right turn and
27 exit, needs additional information on landscaping, and wants development of the residential
28 homes tied to this project to prevent commercial creep.

29
30 Chair Gonzalez asked if the residential lots are being advertised. Mr. Kohler stated the issue is
31 that by the City's ordinance, the lots cannot be platted until the houses are designed and to
32 design the houses, you have to sell the lots. It is a bit of a "Catch 22." They have had a great
33 deal of interest and most likely there will be multiple builders. Mr. Kohler stated once they
34 know it will be approved, they are willing to plat the lots but would prefer to not have a spec
35 house. He stated they were willing to deed restrict the property so it is exclusively single-family
36 residential property. Mr. Kohler stated the buyer of a \$500,000 lot will want to design their own
37 home. He stated the lots, as laid out, are between one-quarter and one-third of an acre to match
38 surrounding lots and they expect the size of the homes to match what is there. Mr. Kohler stated
39 the Benton Avenue footprint sizes, including garages, range from 1,300 square feet to 3,200
40 square feet with the average being 1,800 square feet. The typical lot in this neighborhood is
41 8,200 square feet with the average lot size at 10,600 square feet. The proposed lots are 12,000
42 square feet to 13,000 square feet in size (larger than the typical).

43
44 Chair Gonzalez asked if there is concern relating to the use of this property.
45

1 Commissioner Iverson stated she is concerned about the 1992 PUD that states the City is
2 agreeing to rezoning, in part, out of the desire to protect the residential neighborhood from
3 expansion of the commercial use of the property and desire to keep the surrounding property in
4 its present R-3 District. She stated residents have stated, over and over, that they want the
5 residential houses to happen first so the Planning Commission needs to consider how to ensure
6 that happens. Commissioner Iverson stated the 1992 PUD also indicates this agreement shall run
7 with the land and be binding on future owners. This means the intent of the City in 1992 was to
8 keep this an R-3 District and the present plan encroaches and takes more of the R-3 District
9 away from what they originally had in 1992. She stated the City made a point to specifically
10 have this attachment to protect that but this project encroaches by taking more for the road and
11 other issues. The PUD also states it will not be used for anything involving retail goods. Her
12 biggest concern is that we issued a PUD in 1992, they are asking to amend the PUD today, and
13 what is to stop someone from asking for another PUD amendment in the future if they cannot
14 sell the residential lots. Commissioner Iverson stated that is her biggest single concern because
15 she has seen this happen all the time and believes the risk is significantly high. She suggested
16 stepping back so the City can address how to get the residential plat done first so those lots can
17 be sold and developed to ensure the neighborhood remains. Additionally, she is concerned it
18 will attract developers of 4,000 to 6,000 square-foot homes that would not be in character or
19 scale with the neighborhood. Commissioner Iverson stated she spoke with some of the
20 neighbors who live close by and understands their concern so she wants to do everything
21 possible to protect this neighborhood.

22
23 Chair Gonzalez asked staff to contact the City Attorney to determine the type of condition that
24 can be attached should the Planning Commission make a recommendation of approval to ensure
25 the building of homes on those residential lots.

26
27 City Planner Gadow stated the deed restriction option, which the applicant has indicated a
28 willingness to pursue, would provide a strong level of protection to the neighbors to the north
29 and west as it is a stronger restriction than a development agreement. He stated he will research
30 with legal counsel whether it sufficiently addresses neighbors concerns.

31
32 Commissioner Vanderheyden stated he would echo Commissioner Iverson with the caveat that
33 whatever the R-3 District standards are, that is what he would support being followed and that
34 the Planning Commission not over reach by coming up with something unique for these three
35 lots. He stated he respects the concern and desire to complete the residential lots at the early
36 phases of the development and at the same time respects the commercial needs of the applicant.
37 Commissioner Vanderheyden stated Phase 1 includes demolition of the northern most portion
38 including the site for the new bank location. He would support the homes being demolished at
39 one time, allowing the platting of the residential lots at that time and to not allow construction of
40 the Walgreens until there is material progress on the residential lots. Commissioner
41 Vanderheyden stated the bank would then remain in operation but the City would retain a "claw"
42 on the Walgreens site to ensure the residential lots are maintained.

43
44 Commissioner Vanderheyden asked if it would be a private alleyway. City Planer Gadow stated
45 it is his understanding it would be a private access as it is not large enough to meet City

1 dimensions. Commissioner Vanderheyden stated he lives on a private alleyway and would like
2 to see the agreement for the private alleyway prior to final recommendation.

3
4 Commissioner Vanderheyden asked if there was an ordinance discrepancy. He referenced
5 Attachment E, Pages 2-3, relating to stacking space for drive-thrus, noting the CUP guidelines
6 mandate 180 feet but the bank is at 160 feet and the Walgreens is at 125 feet. Commissioner
7 Vanderheyden stated he does not have an issue with it but based on the recommendations
8 presented, it appears there is a discrepancy in the CUP guidelines versus the applicant's
9 proposal.

10
11 City Planner Gadow used a slide of the site plan to point out an area of additional space to serve
12 as potential queuing lanes as you come into the access point. Commissioner Vanderheyden
13 stated if the application is clear that it has met the CUP guidelines, he would feel better about
14 recommending approval or it should be noted as an exception in the recommendation.

15
16 Commissioner Vanderheyden asked whether the impervious calculations for the 3.7 acres took
17 into account the hard surfaces of the three proposed residential homes. City Planner Gadow
18 stated it did not as that would be determined on a case-by-case basis once the homes are planned.

19
20 Commissioner Vanderheyden asked whether, project wide, it is an immaterial impact. City
21 Planner Gadow stated that is correct because the majority of the site is tarred today.

22
23 Commissioner Crowder stated a resident had raised concern relating to the amount of advertising
24 within the Walgreens windows. City Planner Gadow stated the City's ordinance would limit the
25 amount of advertising. The ordinance allows window-based advertising but not more than 50%
26 of the window surface. However, since this is a PUD, the Planning Commission and City
27 Council could place reasonable conditions. Commissioner Crowder stated he does not wish to
28 see window-based advertising.

29
30 Chair Gonzalez stated the Planning Commission needs to assure its recommendation is well
31 thought out based on good information. Otherwise, the Comprehensive Plan means nothing.
32 She stated the Comprehensive Plan says the City needs to maintain the character and livability of
33 residential neighborhoods and protect them from commercial intrusion and incompatible uses.
34 Chair Gonzalez stated she has not yet made a decision but if she were to recommend approval,
35 there would have to be a reasonable limitation on hours of operation to assure the existing
36 neighborhood can enjoy peace and quiet in the evening, and a deed restriction to assure there is
37 no more creeping of commercial uses into the R-3 area that is left. She noted the whole corner
38 used to be R-3 but it was wrongly rezoned and a PUD approved so there has already been
39 commercial creep into a well established residential neighborhood.

40
41 Commissioner Vanderheyden stated the Planning Commission received a traffic study opinion
42 from a City hired engineering firm but a Commissioner has indicated they did not find that
43 opinion acceptable. He noted the Planning Commission needs to be clear in what was not found
44 to be acceptable.

45

1 Chair Gonzalez stated what was missing was any information about the impact of Presbyterian
2 Homes on traffic in that area. The consultant only looked specifically at this site but a global
3 perspective is needed of the three commercial developments to determine impact on traffic. She
4 stated a traffic study was conducted of the Presbyterian Homes site and that should be included.

5
6 Commissioner Iverson stated she did not feel the number of trips at the Walgreens store was
7 clearly communicated and another potential issue is the construction on Bushaway Road and
8 how many vehicles will use it as a way to get to other locations. She would like the consultant to
9 forecast a year out and possibly five years out to gain forward thinking about where traffic will
10 go because it has not gotten any better in Wayzata.

11
12 City Planner Gadow asked for clarification. Commissioner Iverson stated she wanted projection
13 for use on Highway 101.

14
15 Commissioner Crowder stated the traffic study should also address Wayzata Boulevard
16 intersections with Central Avenue, Superior Boulevard, and Benton Avenue.

17
18 Commissioner Iverson stated she thinks there must be studies with that type of forecasting. City
19 Planner Gadow stated he will consult with SRF to determine if that is something they can do.

20
21 Commissioner Vanderheyden stated there has also been a lot of discussion around hours of
22 operation and with the PUD, there is discretion to make a recommendation on hours. He asked
23 whether the Planning Commission is asking staff for a recommendation. Chair Gonzalez stated
24 she had asked the applicant to check with their corporate headquarters and come back with that
25 information so the Planning Commission can determine whether that would be reasonable.

26
27 Chair Gonzalez asked whether the Planning Commission would support a motion to continue
28 consideration until additional information can be presented. City Planner Gadow stated it may
29 take a bit of time to complete a revised traffic study and suggested the motion indicate: "subject
30 to the applicant providing staff and the Planning Commission with the additional information
31 requested."

32
33 Commissioner Vanderheyden made a motion, seconded by Commissioner Iverson, to continue
34 consideration of the application of Anchor Bank and Leo and Algena Lund Partnership for an
35 amendment to a Planned Unit Development (PUD), Project Design Review for two commercial
36 structures, a concurrent Preliminary and Final Plat for replatting of commercial property, a
37 Preliminary Plat for three residential lots, Site Plan Review, and request to vacate and relocate
38 Elm Lane to redevelop the exiting Anchor Bank site at 1055 Wayzata Boulevard E. and two
39 residential lots at 141 and 155 Central Avenue North, subject to the applicant providing staff and
40 the Planning Commission with the additional information requested. The motion passed 5/0.

41
42 Commissioner Vanderheyden thanked staff and the applicant for their fantastic work on the
43 informational packet provided to the Planning Commission.

44
45 City Planner Gadow stated staff will continue to work with the applicant to gather the
46 information requested on the Anchor Bank/Walgreens application for consideration at a future

1 meeting. When that information is received, he will prepare an electronic PDF file for the
2 Planning Commission's review.

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

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

7 He stated the August 19, 2013, agenda will include two applications: Sunset's outdoor patio
8 expansion and consideration of adjacent right-of-way for a waiting area; and, 935 Wayzata
9 Boulevard to amend the C-1A text to allow medical clinic use so a plastic surgeon can move into
10 that office building. In addition, there would be a Design Review of the front façade to freshen
11 the Wayzata Boulevard elevation.

12
13 Commissioner Vanderheyden asked whether there was a planning discipline/reason for limiting
14 medical use in the C-1A District. City Planner Gadow stated that section of the Code was
15 written in the late-1980s to early-1990s and parking is six spaces for each practitioner, which is
16 not a high parking demand when compared to a standard office use. He stated it is more of a
17 public policy question about having that use in a different district. City Planner Gadow stated
18 there are only four C-1A parcels in Wayzata so if this change is made, it would not result in
19 changing a wholesale area of Wayzata and in terms of size and scale, this request may make
20 sense.

21
22 Chair Gonzalez stated C-1A was created as a transition between commercial uses and residential
23 neighborhoods.

24
25 **b. Other Items**

26 City Planner Gadow invited the Planning Commissioners to attend the Lake Effect Open House
27 is scheduled for August 13, 2013, at City Hall.

28
29 Commissioner Iverson asked staff to determine whether Greg Rye sits on the Anchor Bank
30 Board of Directors. City Planner Gadow stated he can make that inquiry. Commissioner Iverson
31 stated she would like it noted at the meeting the next time it is discussed.

32
33 Chair Gonzalez asked why this would be important. Commissioner Iverson stated it makes her
34 wonder about how the neighborhood meetings were conducted and it may have been a paid
35 position. She stated she was taken aback to learn there were meetings going on for the last year
36 and a half of which the Planning Commission was not aware.

37
38 Chair Gonzalez stated the Planning Commission has encouraged developers to meet with
39 neighboring residents to make sure their concerns are addressed and she meant to thank them for
40 doing that.

41
42 Commissioner Iverson stated she agrees with that but wonders how the meetings were conducted
43 and if someone had been there that had additional information to inform people about some of
44 the things that are going on. She stated it is a personal concern based on comments received
45 from some of the neighbors about the conversations that went on.

1 City Planner Gadow stated the City Council considered the 392/410 Ferndale Road South lot
2 combination and CUPs and after a lot of discussion, decided to approve the project and grading
3 with the condition that the applicant work with staff on a development agreement/restriction
4 restricting future grading on Lot 3. The Lot 3 bluff was preserved.

5
6 City Planner Gadow stated Caribou Coffee will install tables shortly and rectangular planters
7 will be used to demark the area instead of round-style planters that took up too much sidewalk
8 space.

9
10 Commissioner Vanderheyden stated the tables have been outside of the demarked area since the
11 last meeting. Chair Gonzalez stated that is correct and the same has occurred at the yogurt store.

12
13 Chair Gonzalez asked when the Telecommunication Ordinance will be before the Planning
14 Commission. City Planner Gadow estimated September, once the wave of development
15 applications is completed. He stated staff has been meeting with tenants and vendors who are
16 more local and been helpful. City Planner Gadow stated the tenants indicated they will provide
17 the honeycomb pattern information, which is needed to dictate public policy choices.

18
19 **AGENDA ITEM 4. Adjournment.**

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

22
23 The meeting was adjourned at 9:47 p.m.

24
25 Respectfully submitted,

26
27 Carla Wirth

28 *TimeSaver Off Site Secretarial, Inc.*