

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, June 6, 2022

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

[Meeting ID: 831 6910 7314](#) [Passcode: 154361](#)

Members of the public may attend this Planning Commission meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks.



Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

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 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Acknowledgement of Development Application Withdrawal for 341 Ramsey Road
 - b. Approval of Meeting Minutes of May 16, 2022
 - c. Approval of Planning Commission Report and Recommendation of Approval for Parking Variance and Conditional Use Permits for Joint Use of Parking and Fee in Lieu of Parking at 712 Lake St
5. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
6. **Adjournment**

Upcoming Meetings:
City Council - June 7, 2022
Planning Commission - June 20, 2022

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 6, 2022	AGENDA ITEM: 4.a
TITLE: Acknowledgement of Development Application Withdrawal for 341 Ramsey Road	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: June 26, 2022	

BACKGROUND:

The representative for applicants Trisha and Robert Blake has formally withdrawn the development application in order to work through additional options for the site.

ACTION REQUESTED:

Acknowledgement of withdrawal letter from applicant representative, T.J. Majdecki, for the four variances at 341 Ramsey Road to support a new attached garage.

ATTACHMENTS:

1. 341 Ramsey Road - Withdrawal - 5.24.22

From: [TJ Majdecki](#)
To: [Emily Goellner](#); [Valerie Quarles](#)
Subject: 341 Ramsey Road
Date: Tuesday, May 24, 2022 9:56:20 AM

Emily and Valerie,

Please withdraw our variance application for the project at 341 Ramsey Road.

Best,
T.J.

TJ MAJDECKI
Principal / Lead Designer

MURPHY & CO DESIGN
811 GLENWOOD AVE SUITE 250, MINNEAPOLIS MN 55405
612 470-5511 / 203 554-8026 CELL
@MURPHYCODESIGN / [MURPHYCODESIGN.COM](https://www.murphycodesign.com)



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 6, 2022	AGENDA ITEM: 4.b
TITLE: Approval of Meeting Minutes of May 16, 2022	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

See attached Meeting Minutes of May 16, 2022.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. PC.05.16.2022 Draft Meeting Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MAY 16, 2022**

AGENDA ITEM 1. Call to Order

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

Vice-Chair Stockton shared the multiple options for joining remotely and submitting comments or questions.

AGENDA ITEM 2. Roll Call

Present at roll call were Commissioners Douglas, Merriam, Stockton, Sorensen, and Severson. Absent at roll call were Commissioners Parkhill and Schwalbe.

Also present were Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel.

AGENDA ITEM 3. Approval of Agenda

Commissioner Douglas made a motion, seconded by Commissioner Merriam, to approve the May 16, 2022 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the Draft Meeting Minutes of April 18, 2022 Planning Commission Meeting Minutes

Vice-Chair Stockton read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion, or make a motion to approve the Consent Agenda as presented.

Commissioner Merriam and Vice-Chair Stockton noted the correct Zoom meeting I.D.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for a Parking Variance and Conditional Use Permits for a Fast-Casual Restaurant (Paco & Lime) at 712 Lake Street East

Assistant Planner, Valerie Quarles gave an overview of the development application submitted by 714 E Lake Street LLC for a fast-casual restaurant called Paco & Lime at 712 East Lake Street East. She reviewed the surrounding neighborhood zoning, land use, existing conditions and use of the property. She reviewed the requests for a variance and two Conditional Use permits for parking. She explained the methodology staff used to determine the parking requirement for the

1 proposal, the Conditional Use Permit requests for shared parking and the Fee in Lieu of Parking
2 (FILOP). She reviewed the primary zoning, overlay districts and the Comprehensive Plan
3 guidance for the property. She concluded with noting that the City had not received any public
4 comments in advance on this proposal.

5
6 Vice-Chair Stockton asked if the Commission had any questions for staff.

7
8 Commissioner Sorensen asked if City staff or the engineering department had any issue with or
9 concurred with the parking study.

10
11 Community Development Director Goellner stated that the most recent parking study in 2021 was
12 presented to the City Council at a work session last fall, and noted that staff and Council were
13 comfortable with the data that had been collected for the study. She noted that the Council had
14 talked about potential opportunities for enhancements to downtown parking, but no decisions were
15 made and they directed staff to make more parking counts in the summer of 2022.

16
17 Commissioner Douglas asked if the City had updated parking requirements to reflect the new
18 Comprehensive Plan guidance, and noted that she feels the City has transformed over the years
19 from a suburban model to more of a downtown concept.

20
21 Community Development Director Goellner stated that she and Planner Quarles have been talking
22 about the City's off-street parking requirements and do see some areas that are outdated. She noted
23 that other cities regulate restaurant parking differently based on whether it is a sit down or fast-
24 casual model, and Wayzata does not make that distinction within the Code. She stated that she
25 believes a few small changes were made when the FILOP policy was adopted regarding shared
26 use of facilities, but does not think the requirements were lowered. She stated that it is on 'the list'
27 of things to update, but thinks it could take a year or two before they can get to it.

28
29 Commissioner Severson stated that staff mentioned that this property was owned by 726 Lake
30 Street East, and asked if that was the parking lot itself.

31
32 Planner Quarles explained that 726 Lake has both the parking lot and the building on it, which is
33 the one that contains Fabulous Nails.

34
35 Commissioner Severson asked what would happen if ownership changed, and if that would impact
36 the parking space.

37
38 Planner Quarles stated that because the City is entitling the land, it should not impact the parking
39 space.

40
41 Commissioner Severson asked if staff had actually spent time watching the data collection at Crisp
42 and Green.

43
44 Planner Quarles stated that the applicant had done counts at both the Crisp and Green locations in
45 Maple Grove and Highland Park, but staff was not present.

1 Vice-Chair Stockton asked the applicant if they would like to address the Commission.

2
3 Applicant's lawyer, Mike Mergens, EntrePartner Law Firm, thanked staff for their professionalism
4 and expertise as they have helped work through this somewhat complicated process with them.

5
6 Applicant's representative, Lily Smith, 160 Lakeview Lane, representing Steele Brands, noted that
7 she had attended Wayzata High School and started work at Steele Fitness in 2006. She gave an
8 overview of the concept and guiding principles behind Paco & Lime and explained that Paco stands
9 for People and Community Oasis. She gave a brief overview of the difference in parking utilization
10 for a fast-casual restaurant versus a full service restaurant.

11
12 Commissioner Merriam stated that the one spot that will be available in the 726 parking lot is
13 located in the back of the lot and the door is in front. She stated that she was on site today at 10:00
14 a.m. and the only spot available was this one spot and there were very few available on the street.
15 She stated that this made her concerned about how they will allow people to use the restaurant
16 when the parking is not there, and noted that the one available spot is also difficult to get out of
17 because of the posts.

18
19 Ms. Smith stated that they are planning to relocate the door.

20
21 Applicant's representative, Daniel Sheehy, Director of Construction for Steele Brands, stated that
22 there will be a side door, an ADA landing, and egress door, so they could move the spot and place
23 it right by the door to make it more accommodating for people coming in and out quickly.

24
25 Commissioner Merriam asked if in the 726 parking lot, considering when Fabulous Nails is not
26 open, whether there will be signs indicating what times of day the Paco & Lime customers can
27 park in the lot.

28
29 Mr. Sheehy stated that he believes that whatever is needed in order to display the timing for parking
30 will be an easy thing to address.

31
32 Mr. Mergens stated that the landlord has committed to ensuring that there is adequate parking for
33 all people involved, so when the other businesses are closed, he would have the expectation that
34 they will be available for use by Paco & Lime when the 726 tenants are not open. He stated that
35 they can certainly sign the lot that way to make sure everyone is clear.

36
37 There being no additional questions for the applicant, Vice-Chair Stockton opened the public
38 hearing at 7:08 pm.

39
40 There was no one wishing to speak in person, and Community Development Director Goellner
41 noted that there was no one online who has expressed a desire to speak.

42
43 Vice-Chair Stockton closed the public hearing at 7:09 p.m. and asked for the Commission to share
44 their questions and feedback on the application.

1 Vice-Chair Stockton stated that she thinks it is important to consider whether the City has the
2 capacity to absorb the number of parking spaces that are required for this use.

3
4 Commissioner Douglas stated that she was very appreciative that this application had used the
5 current City parking study and that the applicant had supplied data from the two Crisp & Green
6 locations. She stated that the Wayzata model is changing and they are looking for new ways to do
7 things in the City. She stated that she had mentioned to Planner Quarles earlier today that she
8 loved this concept because she can take her grandchildren, walk downtown from her townhome,
9 give them each some money to get food at whatever restaurant they want, and then they can all
10 meet up someplace and eat together. She stated that she likes that vibe for the City. She noted
11 that part of the parking issue will be just educating people about the new concept and thinks the
12 City has taken steps in the right direction with some of the signing. She noted more education
13 needs to be done surrounding the Promenade because even though it is privately owned, they do
14 allow public parking. She stated that she thinks the parking can be modeled around what has been
15 done at the Muni parking lot because they have had effective signage. She asked about the fee for
16 the FILOP spaces.

17
18 Community Development Director Goellner explained that the fee is \$10,000/space, which is a
19 one-time fee that is paid at the time of development.

20
21 Commissioner Sorensen stated that he would concur with most of what Commissioner Douglas
22 stated. He stated that the variance and the CUPs are all about parking, and noted that it looks like
23 it has been considered in a very thoughtful manner. He said that he thinks the City has done a
24 good job of adapting the parking strategy along the way, and feels that they have demonstrated
25 that there is adequate parking to accommodate the demand.

26
27 Commissioner Severson stated that she agreed with what has already been stated, and noted that
28 she felt this was a well thought-out application and appreciates the data that was gathered with the
29 parking study around the other restaurant concepts. She stated that the fact that there are quite a
30 few parking spaces available near the restaurant makes her feel comfortable moving forward.

31
32 Commissioner Merriam explained that she was also comfortable recommending approval. She
33 stated that she thinks that adjusting down to 22 parking spaces is reasonable, but does question
34 some of the spots that are available. She suggested that if the applicant was going to be paying
35 FILOP, perhaps the City should give some consideration to a few 15 minute parking spots on Lake
36 Street right in front of the building so customers will have quick access to go in and out of the
37 building to get their food.

38
39 Commissioner Severson stated that was an interesting idea, and asked what Crisp & Green had
40 and if there were 15 minute parking spaces located close to them.

41
42 Community Development Director Goellner noted that the City does not currently have a thorough
43 inventory of all of the locations that have 15 minute parking spaces, and explained that the 2022
44 parking counts will include that inventory. She said she does not think Crisp & Green has any 15
45 minute parking spots. She suggested that they can bring this idea up to City Engineer Kelly to see
46 if it would be possible to do some 15 minute spots directly in front of the building.

1
2 Commissioner Douglas noted that her only concern with doing that on a public street is that it will
3 be hard to enforce.
4

5 Vice-Chair Stockton stated that she thinks it is an interesting idea worth contemplating, and noted
6 that it may be something that they would only have to enforce for a few weeks while people figured
7 things out. She asked if the Commission wanted to make any recommendation about employee
8 parking or delivery times.
9

10 Commissioner Merriam stated that the City also owns the lot behind the building, and suggested
11 that there could be some spots there designated for employees.
12

13 Community Development Director Goellner stated that lot may be a good option for employee
14 parking, and gave an overview of the access to that parking lot. She stated that she would
15 recommend that the City not send any customers back into that area, but thinks employees would
16 understand how that area operates.
17

18 Commissioner Douglas stated that she thought there was also access from Stalk & Spade.
19

20 Community Development Director Goellner noted that there may have been bollards installed at
21 one time, but isn't sure if they were still in place.
22

23 Commissioner Douglas stated that she was over there today and noticed that you could get through
24 that way.
25

26 Community Development Director Goellner noted that this may be a safer location for access.
27

28 Commissioner Merriam stated that she really likes the concept and thinks it will be a good addition
29 to the City.
30

31 Community Development Director Goellner noted that the applicant has an updated floor plan that
32 shows the entrances that were discussed that would help with take-out orders, and suggested that
33 the Commission include this information in their recommendation to the Council.
34

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

37 Commissioner Douglas made a motion, seconded by Commissioner Severson, to direct staff to
38 prepare a draft Planning Commission Report and Recommendation with appropriate findings
39 reflecting a Recommendation of Approval of the Parking Variance and Conditional Use Permits
40 for a Fast-Casual Restaurant (Paco & Lime) at 712 Lake Street East for review and adoption at the
41 next Planning Commission meeting, that include recommendations to consider options for
42 employee parking, deliveries, customer parking safety, and that the applicant submit an updated
43 floor plan.
44

45 Community Development Director Goellner conducted a roll call vote. The motion carried
46 unanimously.

b) Consider Development Application for Variances to Side and Rear Yard Setbacks, Impervious Surface, and Lot Coverage for an Attached Garage at 341 Ramsey Road

Planner Quarles gave an overview of the development application submitted by property owners Tricia and Robert Blake for a rear yard setback, side yard setback, lot coverage variance, and an impervious surface variance for their property at 341 Ramsey Road. She discussed the surrounding neighborhood, zoning and land use for the area, and noted that the 341 Ramsey Road property is accessed through the property at 546 Harrington. She reviewed the existing conditions, previous approvals from 2017, and the current development application to expand the existing garage from 2 to 4 stalls, reorient the entrance, and add a porch on the side of the house. She reviewed the various variance requests, and the comments from Engineering and the Fire Department. She stated that the applicant had sent notification to property owners within 500 feet of the property on May 2, 2022, and that the City had received 5 comments. She explained that 3 comments had come in time to be included in the packet and the other 2 were available on the dais and in the binder in front of the room. She gave an overview of the comments and noted that they were all against the proposal.

Vice-Chair Stockton asked if the Commission had any questions for Staff.

Commissioner Douglas stated that this is a confusing application, and asked how much of the increase in surface coverage will be the new garage versus the porch.

Planner Quarles stated that she did not have an exact breakdown, but believes the majority of it would be the garage, and suggested that they ask the applicant.

Commissioner Douglas stated that she was also confused about the access to the property. She asked how much of it was located on 546 Harrington.

Planner Quarles referenced the aerial view of the properties and explained the location of the access points, and noted that the vast majority of it is located on the Harrington property.

Commissioner Severson stated that she would like to know how that happened.

Commissioner Merriam stated that there must be an easement across the property, and asked if the City knew how it had happened.

Planner Quarles stated that would also be a question for the applicant.

Commissioner Douglas asked if the new driveway would be located on the 546 Harrington property.

Planner Quarles explained that the only proposed change to the driveway is on the 341 Ramsey property.

1 Commissioner Merriam referenced the chart presented on lot coverage limits. She asked why the
2 2022 existing amount was less than the condition after approval in 2017.

3
4 Planner Quarles stated that it is not uncommon for changes to happen to properties outside of the
5 Planning Commission's review process. She noted that it had been about 5 years since the last
6 approvals went through, but it wasn't clear to what degree those approvals were actually executed
7 on the property. She explained that they could be entitled to a certain amount but then not actually
8 end up building much of it, which would be her guess as to what happened.

9
10 Commissioner Sorensen stated that this is a bit hard to get your head around, and asked about the
11 side yard setback moving from 20 feet to 11.8 feet. He asked where the 20 feet requirement came
12 from and if it was the original zoning from the R-1A.

13
14 Planner Quarles stated that is the R-1A side yard setback.

15
16 Community Development Director Goellner suggested that the Commission ask the applicant
17 about the current side yard setback in order to give them additional context.

18
19 Commissioner Severson asked if the driveway change that will affect the motor court circle would
20 impact the neighbor to the west.

21
22 Planner Quarles stated that the changes that they have proposed to the round portion are just on
23 their property, but that they are also talking about the possibility of vacating the strip of asphalt on
24 the other side of the property line. She noted that she had advised them to stick with what they are
25 doing on their own property for this application, and then work out with the adjacent property
26 owner what would happen to the other strip of asphalt because that should not have any bearing
27 on the Commission's decision.

28
29 Commissioner Merriam clarified that they already have a 2 car garage and they want to add an
30 additional 2 stalls. She asked if she was correct that if they only added 1 stall whether they would
31 be compliant with the side yard setback.

32
33 Planner Quarles noted that she is not sure what the exact dimensions would be for an additional 1
34 stall, but it appears as though they have about 40 feet between the current garage and the property
35 line, so she thinks there should be room for another garage stall of reduced size. She stated that
36 because the house is not quite parallel to the rear yard property line, any parallel increase will
37 require a variance. She stated that it may remove one variance request, but there would still be 3
38 others.

39
40 Commissioner Douglas asked about the 2017 approval and the mention of approval for a third
41 garage.

42
43 Planner Quarles explained that what they had proposed in 2017 was, along with the lot line shift,
44 to also have an addition to the garage. She noted that she is unsure whether that addition was
45 actually built, but confirmed it was approved.

1 Commissioner Severson asked if the requests tonight are from new property owners.

2
3 Planner Quarles confirmed that they are from new owners.

4
5 Vice-Chair Stockton asked the applicant to address the Commission.

6
7 Applicant's architect, T.J. Majdecki, Murphy and Company Design of 811 Glenwood Ave, Suite
8 250, Minneapolis, agreed that this is an interesting parcel of land. He stated that when the current
9 owners purchased the home about a year ago, Murphy and Company Design were hired to help
10 enhance the exterior façade. He explained that the original home was built in 1949 and at some
11 point in the late 1970s or early 1980s there was a pretty extensive renovation that added a second
12 floor. He stated that as they started talking, a lot of it turned towards the function for the family
13 of 4 that are all of driving age and how they use the parcel. He stated that what they are doing
14 now is parking 2 cars inside the garage and the others are parked on the paved area that encroaches
15 over on the adjacent property. He stated that he cannot speak to the 2017 approval to give over an
16 acre of land to the homeowner to the east, but it created a situation that they are just trying to work
17 around as best as they can because the byproduct is an undersized R-1A lot. He reviewed some of
18 the scenarios they had considered for restructuring the garage and parking spaces. He noted that
19 they wanted to take into account the massing of this structure and not have it read like a 4 car
20 garage with roofline, and referenced the renderings that showed the massing drops down
21 significantly for the last 2 stalls to mask it as much as possible. He noted that the view for 546
22 Harrington will not be any less than it is right now and will just be the side of the garage versus
23 seeing the 2 outdoor parking stalls plus the door of the garage. He stated that they are doing their
24 best, but are dealing with a lot that is non-conforming in a significant way and trying to make the
25 most of their proposed design.

26
27 Commissioner Douglas asked how much of the added surface was for the porch and how much
28 was for the garage, and asked for an explanation of where the porch would be located.

29
30 Mr. Majdecki stated that the screen porch addition is only 120 square feet, and explained that they
31 are taking the bowed window and turning it into a boxed element. He stated that he thinks there
32 will only be about 45 square feet of 'new' square footage because it is just taking the bowed aspect
33 and making it squared off. He stated that the garage is adding about 800 square feet of space.

34
35 Commissioner Douglas asked about the size of the house.

36
37 Mr. Majdecki stated that he does not have the information on the house in front of him, but can
38 find out and get that information back to the City.

39
40 Community Development Director Goellner noted that the home is 6,300 square feet.

41
42 Mr. Majdecki noted that number includes the garage, as proposed.

43
44 Community Development Director Goellner noted that would mean the existing home plus the
45 garage would be about 5,500 square feet.

1 Vice-Chair Stockton asked if there were dormers over the existing garage.

2
3 Mr. Majdecki stated that it does have dormers that go over the appendage that comes out closest
4 to the garage and then the roofline drops down into a parapet and gable. He stated that they are
5 proposing for that to come over a bit more but reduce the massing of the two dormers and then at
6 the last 2 stalls there would not be any dormers above that roofline.

7
8 There being no additional questions from the Commission for the applicant, Vice-Chair Stockton
9 opened the public hearing on the application at 8:00 pm.

10
11 John Prince, 546 Harrington Road, stated that he has lived on his property for the last 16 years
12 with his family. He stated that his property provides the easement for the driveway, and shared
13 the three reasons why he is opposed to this proposal: this situation is being created by the
14 landowner; it is not consistent with the 2040 Comprehensive Plan nor does it match the character
15 of the community; and that the approvals from 2017 were not actually built.

16
17 Community Development Director Goellner stated there were no people that called in to the
18 meeting that have asked to speak at the public hearing.

19
20 There being no additional public comments on the application, Vice-Chair Stockton closed the
21 public hearing at 8:04 pm.

22
23 Vice-Chair Stockton asked for the Commission to share their questions and feedback on the
24 application.

25
26 Commissioner Douglas stated that she would love to know about the approval from 2017, and
27 noted that she was on the Planning Commission at the time and does not remember this at all. She
28 stated that she wonders about the 3 car garage and how it was positioned.

29
30 Community Development Director Goellner stated that she has a document that shows the
31 proposed garage in 2017 was a standard 2 car garage addition and faced the same way as this
32 proposal is facing, which means it would face south where the existing garage faces west.

33
34 Commissioner Douglas asked if the application was for a 2 car addition in 2017, would it have
35 also been a 4 car garage.

36
37 Community Development Director Goellner stated that is her understanding.

38
39 Commissioner Merriam noted that if the information Community Development Director Goellner
40 was referencing was from page 153 of the packet, it appears as though it was an addition of only
41 1 stall and not 2.

42
43 Community Development Director Goellner stated that document shows a garage that is 22 feet
44 wide, and explained that a standard size for a 2 stall garage addition is usually about 24 feet wide.
45 She stated that typically you need about 12 feet per car in width and reiterated that in 2017 it was
46 proposed at 22.5 feet wide.

1
2 Commissioner Severson asked if the applicant could use the 2017 plans for this project.

3
4 Community Development Director Goellner asked for some clarity from City Attorney Schelzel
5 on whether there is an expiration date when a project is not built.

6
7 City Attorney Schelzel stated that he does not believe there is an expiration date but would check
8 the code and confirm. He stated that whatever was approved in 2017 would have been the setbacks
9 and other parameters around the project, not a particular garage per se.

10
11 Commissioner Severson asked about the differences between the variances that were granted in
12 2017, and what they are asking for now.

13
14 Planner Quarles stated that there are some differences between what was approved in 2017 and
15 today. She stated that the rear yard setback has a 2 foot difference, and there was not a side yard
16 setback variance needed in 2017.

17
18 Community Development Director Goellner stated that the key difference in the side yard setback
19 is the 19.5 additional feet that the applicant has added to this floor plan, which she thinks are for
20 design reasons, and that this would mean they are attempting to add an additional 10-11 feet from
21 what was shown in 2017.

22
23 Commissioner Severson stated that her understanding then is that the current garage is about 26
24 feet side plus the 20 feet between the new garage of about 22 feet.

25
26 Community Development Director Goellner stated that was correct and the 19.5 square feet was
27 added by this applicant/owner.

28
29 City Attorney Schelzel returned to the earlier question on an expiration date of approvals and
30 confirmed that under the City Code, a variance does lapse if the applicant does not implement or
31 substantially start construction within a year of approval. He stated that in this case, unless Council
32 had granted an extension or the previous owners had substantially started construction on the
33 garage addition, the variance from 2017 would have lapsed.

34
35 Commissioner Sorensen asked if the Commission should then be thinking about compliance in
36 terms of R-1A designation.

37
38 City Attorney Schelzel stated that what is there now is non-conforming and to make any changes
39 that would expand a non-conformity, the applicant would need a variance. He explained that the
40 variance that they are seeking now is from the R-1A zoning district standards.

41
42 Commissioner Douglas stated that the Commission should start over because they are requesting
43 a new variance.

44
45 Commissioner Sorensen stated that was also his question, and noted that what makes it more
46 complicated is that this is a 1 acre lot versus everything else being a 2 acre lot.

1
2 Commissioner Douglas asked about the setbacks for a 1 acre lot, for example, if someone bought
3 a lot and wanted to build on it.

4
5 Community Development Director Goellner stated that a one acre lot is not permitted in this
6 neighborhood at all. She stated that she will look up the details for other districts.

7
8 Vice-Chair Stockton asked if this was essentially a variance on an easement, because the property
9 line is on an easement.

10
11 City Attorney Schelzel replied that it wasn't and noted that this property is benefitted by an
12 easement that runs over the adjacent property, and believes there is also a piece of the driveway
13 that with this project may be vacated where there is currently a turnaround.

14
15 Vice-Chair Stockton clarified that it wouldn't be a variance on an easement, but because there is
16 an easement essentially allowing for the possibility of a variance to get to this garage, without the
17 easement, the Commission wouldn't even be having this conversation because there would be a
18 different access point.

19
20 Commissioner Merriam stated that if 546 Harrington were to make a request for an addition on
21 their home, the driveway that runs across their property would count towards their impervious
22 surface, so they are actually being penalized whereas 341 Ramsey has the advantage of having
23 their driveway go across someone else's property. She stated that if the driveway were located on
24 their own lot, their impervious surface would actually be greater.

25
26 Community Development Director Goellner noted that she had found more information on the R-1
27 District, such as the Highlands neighborhood, that Commissioner Douglas had asked for. She
28 explained that the R-1 district has a minimum lot size of 40,000 square feet which is similar to this
29 lot. She stated that the side yard setback requirement is the same at 20 feet and the rear yard is
30 also the same at 50 feet.

31
32 Commissioner Sorensen read aloud the requirements for R-1A for lot coverage, setbacks and
33 impervious surface compared to the request. He stated that he thinks the bigger issue is the side
34 yard setback that faces the 546 Harrington property because now this would put the garage at 11.8
35 feet from the property line, when it should be 20 feet. He reviewed the variance criteria for the
36 Commission to consider in making their recommendation. He stated that he is not sure that the
37 nature of the request meets the intent of what would constitute an appropriate variance.

38
39 Commissioner Merriam stated that she understands why the applicant would want a 4 car garage;
40 however, this lot is unique in that it is not of the appropriate size and stated that she also did not
41 feel like this is a reasonable request that would make her feel compelled to recommend approval,
42 because it is more than she would feel comfortable with.

43
44 Commissioner Severson stated that she agreed and as she is looking at the garage, the 19.5 piece
45 is throwing her off a bit because she thinks if that was taken out it would be right at the point where

1 it would meet the setback. She stated that if they took that out she would be more inclined to give
2 them a 1 foot setback variance rather than a 20 foot variance.

3
4 Commissioner Douglas stated that she pretty much agreed with what has already been stated, and
5 noted that she feels there is more work that could be done to make this a bit more conforming. She
6 stated that she is not concerned about impervious surface and lot coverage as much because the
7 changes proposed are minor; however the side yard setback does concern her. She stated that with
8 the property only being one acre, it makes a difference. She stated that the architecture and plans
9 are very pretty, but it is overwhelming for the lot.

10
11 There being no further discussion, Vice-Chair Stockton asked for a motion on the application.

12
13 Commissioner Severson made a motion, seconded by Commissioner Sorensen, to direct staff to
14 prepare a draft Planning Commission Report and Recommendation with appropriate findings
15 reflecting a Recommendation of Denial of the applications for Variances to Side and Rear Yard
16 Setbacks, Impervious Surface, and Lot Coverage for an attached garage at 314 Ramsey Road for
17 review and adoption at the next Planning Commission meeting.

18
19 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

20
21 **AGENDA ITEM 6. Other Items:**

22
23 **a) Review of Development Activities**

24
25 Community Development Director Goellner stated that the project approved for 401 Lake Street
26 has been under construction, and they are hoping to open Manitoba Avenue soon. She stated that
27 there is an upcoming development application for 900 Wayzata Boulevard, which is the current
28 Wells Fargo site. She noted that the City Council had denied the application for the proposal for
29 200 Lake Street East, and staff has spoken to the applicant about other possible options for the site.

30
31 **b) Planning Commission Meeting Schedule**

32
33 Community Development Director Goellner noted that the next Planning Commission meetings
34 are scheduled for June 6, 2022 and June 20, 2022. She noted that she will be checking with the
35 Commission individually about their availability for the July 6, 2022 meeting.

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

38
39 Vice-Chair Stockton adjourned the meeting by general consent at 8:27 p.m.

40
41 Respectfully submitted,
42 Kayla Atkins Rokosz
43 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 6, 2022	AGENDA ITEM: 4.c
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Parking Variance and Conditional Use Permits for Joint Use of Parking and Fee in Lieu of Parking at 712 Lake St	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: June 26, 2022	

BACKGROUND:

The applicant, 714 E Lake St LLC, has submitted a development application requesting a variance to reduce the minimum restaurant parking space requirement, a conditional use permit for joint use of parking with neighboring property 726 Lake St E, and a conditional use permit to use the City's fee-in-lieu-of-parking program. The application will support a future fast-casual restaurant in the existing building at 712 Lake St E.

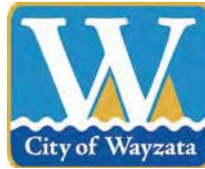
A public hearing was conducted at the Planning Commission meeting on May 16, 2021. The Planning Commission recommended that staff prepare a Report and Recommendation of approval for review at the next Planning Commission meeting. The Planning Commission's requests that Council, staff, and the applicant explore solutions regarding employee parking, customer safety, and deliveries are included in the report and recommendation. An updated site plan with the revised curbside pickup location and eastern egress is attached.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 712 Lake St - Planning Commission Report and Recommendation
2. 712 Lake St - Updated Floor Plan



WAYZATA PLANNING COMMISSION

JUNE 6, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF PARKING VARIANCE, CUP FOR OFF-SITE PARKING, AND FEE IN LIEU OF PARKING (FILOP) CUP FOR 712 LAKE STREET E

SUMMARY OF RECOMMENDATION

1. **Approval*** of Variance from required number of parking spaces
2. **Approval*** of CUP for Off-Site Joint Use of Parking
3. **Approval*** of FILOP CUP for parking requirement deficit of 21 parking spaces (factoring in Variance and CUP for Off-Site Joint Use of Parking)

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

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** The applicant, 714 E Lake St LLC, (the “Applicant”) has submitted a development application (the “Application”) requesting approvals related to parking for a new fast-casual restaurant (the “Project”) in the existing building at 712 Lake St E (the “Property”).
- 1.2 **Approvals Requested.** The Application requests approval of the following:
 - A. **Variance – Parking:** A variance to reduce the minimum parking requirement under Sec. 920.11.B by 17 spaces, from 39 spaces to 22 spaces (the “Parking Variance”).
 - B. **Conditional Use Permit (CUP) – Off-Site Joint Use of Parking:** A conditional use permit under Sec. 920.09 to allow one (1) parking space to be shared with the neighboring parking lot at 726 Lake St E (the “Joint Parking CUP”).

- C. Conditional Use Permit (CUP) – Fee-in-Lieu-of-Parking (FILOP): A conditional use permit under 920.12 and the City’s Fee in Lieu of Parking (FILOP) Policy for twenty-one (21) parking spaces (the “FILOP CUP”).

- 1.3 Property. The address, property identification numbers and owner of the subject property (the “Property”) are as follows:

Address	PID	Owner
712 Lake St E	06-117-22-42-0049	Wayzata Harborview LLC/ 712 Lake Street Spydernet LLC

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

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

Zoning:	C-4B Central Business District
Comp Plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District Lake Street Design District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Wayzata Sun Sailor* on May 5, 2022. A copy of the notice was mailed to all property owners located with 500 feet of the Property on May 2, 2022. The Applicant also sent a Neighborhood Notification letter summarizing the Project to property owners located within 500 feet of the Property on May 3, 2022. The public hearing on the Application was held at the May 16, 2022 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Parking Variance. Based on the parking requirements of the Zoning Ordinance, the Project requires thirty-nine (39) parking spaces. Section 905.01.C provides the criteria for reviewing a variance from the standards of the Zoning Ordinance. These criteria are:

- A. Variances shall only be permitted when they are:
- (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.

- C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person’s land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

2.2 Joint Parking CUP. Under Section 920.09, the City Council may, after receiving a report and recommendation from the Planning Commission, approve a conditional use permit for one or more uses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use should they provide them separately. When considering a request for such conditional use permit, the Planning Commission shall not recommend that such permit be granted except when the following conditions are found to exist:

- A. Minimum. The parking meets the minimum required under the table shown in Section 920.09.
- B. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of such parking facilities.

- D. Conflict in Hours. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
- E. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.

2.3 FILOP CUP. Any new use on a property that cannot meet the applicable on-site minimum parking requirements of City Code may be permitted if: (1) a fee-in-lieu of parking is paid as specified in the City's FILOP Policy; and (2) a Conditional Use Permit is approved based upon the criteria of the FILOP Policy, which are:

- A. The Project is located within the "Mobility District" as established by City Council.
- B. The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District.
- C. The parking impact of the Project does not exceed the available capacity of the City's parking facilities.
- D. The requirements of section 904.2.F of the Zoning Ordinance for a conditional use permit, which require City Council to consider possible adverse effects of the proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:
 - 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - 2. The proposed use's compatibility with present and future uses of the area.
 - 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 - 4. The proposed use's effect on the area in which it is proposed.
 - 5. The proposed use's impact upon property values in the area in which it is developed.
 - 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS

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

3.1 Parking Variance. The Parking Variance meets all of the standards for granting a variance under the Zoning Ordinance:

- A. The Parking Variance is in harmony with the general purposes and intent of the Zoning in terms of proposed fast-casual restaurant use; and is consistent with the Central Business District guidance of the Comprehensive Plan.
- B. The Applicant has established that there are practical difficulties in complying with all of the Zoning District parking standards, in that:
 1. The Applicant's fast-causal restaurant proposal for the Property is reasonable in that the type of restaurant proposed would require less than the amount of required parking for other types of restaurants, and rely on and encourage walk in business with quick turn-around times that require less parking, as demonstrated by recent data provided within the Application citing two similar restaurants in the metropolitan area;
 2. The plight of the Applicant is due to circumstances unique to the Property and not created by the Applicant, in that there is no parking possible on the Property; and
 3. The Parking Variance, if granted, will not alter the essential character of the locality in that the building size would not change, the parking demand could be met through the approvals requested, and the use proposed would be substantially similar to the surrounding area. The Variance will contribute to the walkable character of the Lake Street area.
- C. Economic considerations alone do not constitute the practical difficulties in this case, but rather the lack of parking on the Property.
- D. The Parking Variance is not a use variance.

- E. The Application submitted by the Applicant set forth reasons that the Parking Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land and building.

3.2 Joint Parking CUP. The Planning Commission recommends that a permit be granted due the following:

- A. Minimum. The parking meets the minimum required under the table shown in Section 920.09.
- B. Proximity. The building and use for which application is being made to utilize the off-street parking facilities provided by another building and use would be located within 300 feet of such parking facilities.
- F. Conflict in Hours. The Applicant has shown that there is no substantial conflict in the principal operating hours of the two buildings and uses for which joint use of off-street parking facilities is proposed.

3.3 FILOP CUP.

- A. The Project is located within the “Mobility District” as established by City Council.
- B. The Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District by providing a new fast-causal restaurant option to the district’s vibrant, existing restaurant area, that would enhance the types of dining options available in the district, increase vitality of the streetscape, and encourage walkability.
- C. The parking impact of the Project does not exceed the available capacity of the City’s parking facilities. Parking counts conducted on nearby streets and in nearby City-owned parking facilities demonstrate available capacity at peak demand, which occurs at midday on Fridays in summer months.
- C. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are all satisfactorily met. The Project for a fast-casual restaurant (the “Proposed Use”) would have not have adverse effects on the surrounding area based upon the following:
 - 1. The Proposed Use is not inconsistent with any policies or provisions of the official City Comprehensive Plan. The Comprehensive Plan encourages charming, walkable, connected projects.
 - 2. The Proposed Use is compatible with present and future uses of the area. The existing C-4B District includes a diverse mix of uses and business types in smaller buildings and storefronts, which already partially or completely rely on off-site public parking.

3. The Proposed Use conforms to all relevant performance standards contained in the Zoning Ordinance.
4. The Proposed Use will have a positive effect on the area in which it is proposed as noted elsewhere in this Report.
5. The Proposed Use will not have a known negative impact upon property values in the area.
6. The Proposed Use will not generate additional traffic beyond what existing streets can handle.
7. The Proposed Use will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Parking Variance, Joint Parking CUP, and FILOP CUP, subject to the following conditions:
- A. Applicant must provide a legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, and file such agreement with the City Clerk; record it with the Hennepin County Recorder or Registrar of titles; and provide a certified copy of the recorded document with the City within 60 days after approval of the joint parking use by the City.
 - B. The Applicant must enter into a development agreement with the City that incorporates all of the requirements of the City's FILOP Policy, including the amount and timing of payment of the fees required under the FILOP policy, with terms and in a form acceptable to the City Attorney. The agreement must also state that the Applicant must comply with all current and future parking requirements for uses associated with the Project, and any change in use or to the Project for which the Zoning Ordinance requires additional parking will require an amendment to the agreement.
 - C. The Applicant must submit an updated site plan showing the additional customer entrance on the east side of the building with an ADA-compliant landing. The plan must show the single parking space assigned through the Joint Parking CUP to be designated with permanent signage for the purposes

of “pick-up” with a maximum parking time limit of 15 minutes during open hours of operation. The single parking space assigned through the Joint Parking CUP shall be located adjacent to the customer entrance on the east side of the building in order to accommodate efficient ingress and egress.

- D. The Applicant shall review opportunities with City staff to designate and/or promote employee parking options on the rear/south side of the building as well as customer parking options on the front/north side of the building along Lake Street.
- E. The Applicant shall demonstrate the ability to make safe and efficient deliveries to the property, as reviewed and approved by City staff prior to the issuance of a Certificate of Occupancy for the fast-casual restaurant.
- F. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 6th day of June 2022.

Attachments:

Attachment A

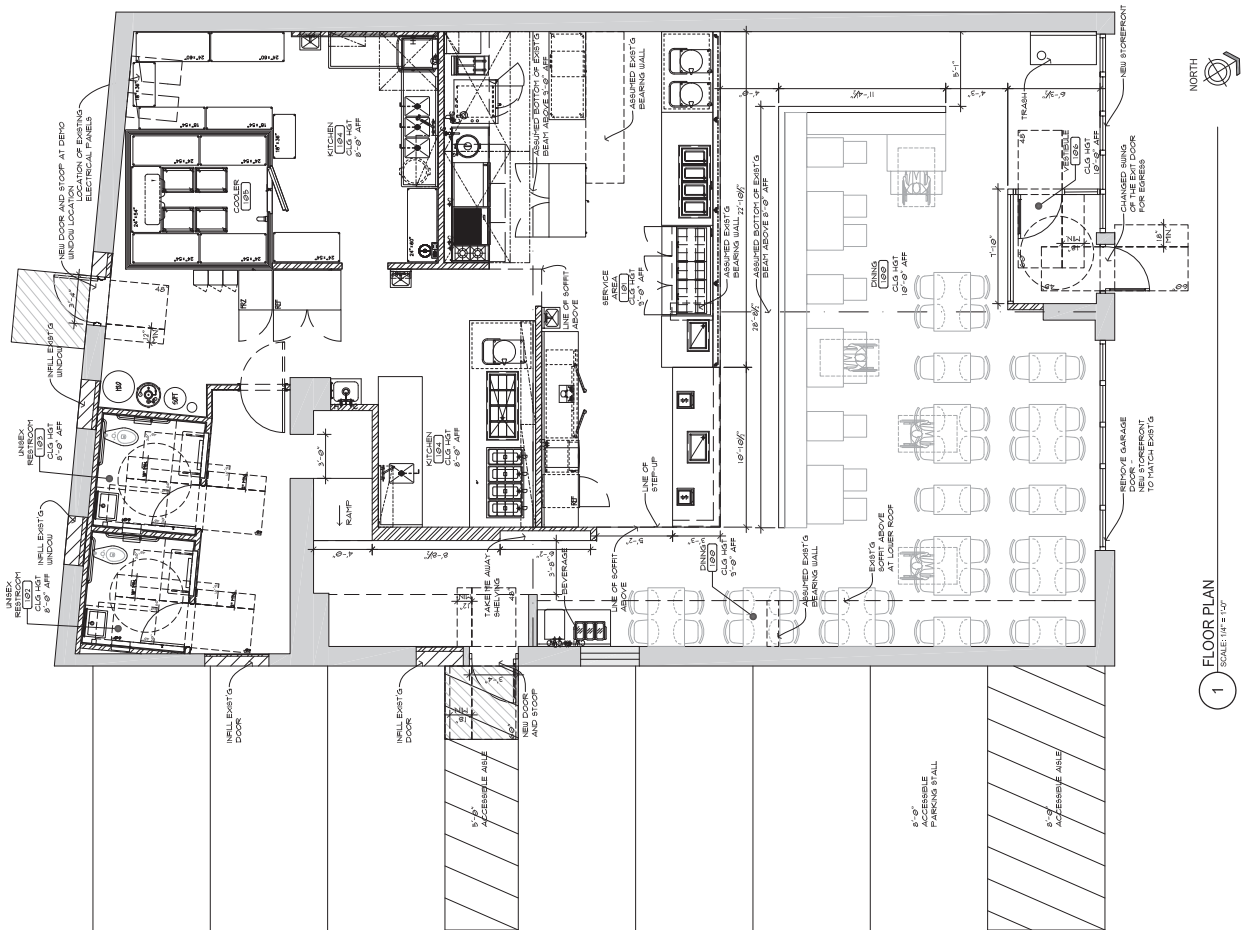
Property Information and Legal Description

Attachment A

Legal Description and Property Information

Address	712 Lake Street E, Wayzata, MN 55391
PID	06-117-22-42-0049
Legal Description	Lot 1, Block 1, Harborview
Abstract or Torrens?	Abstract

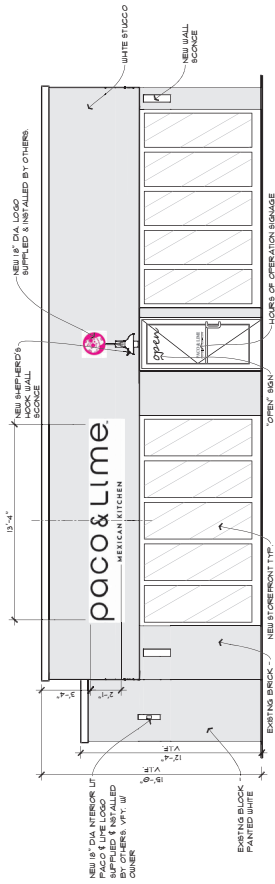
DRAFT



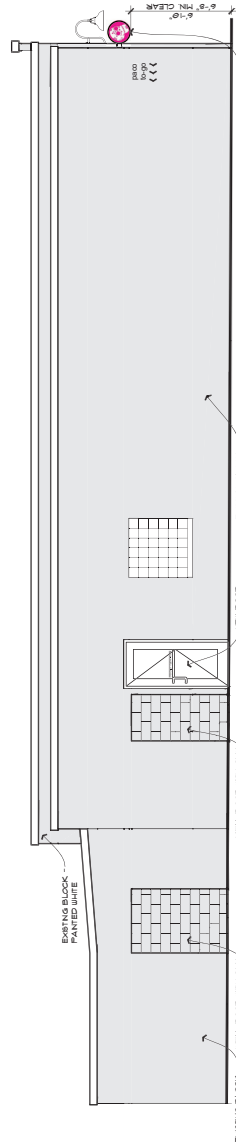
WALL LEGEND	
	EXIST'G WALL/EXIST'G CONDITIONS BY OTHERS TO REMAIN (PREP FOR NEW FINISH)
	NEW WALL/EXIST'G WALL TO REMAIN (PREP FOR NEW FINISH)
	NEW FULL HEIGHT METAL STUD WALL
	NEW PARTIAL HEIGHT METAL STUD WALL
	NEW WALL BLOCK/BRICK/CONCRETE

1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"





1 FRONT ELEVATION - NORTH SIDE
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION - EAST SIDE
SCALE 1/8" = 1'-0"

- NOTES:
1. ALL EXTERIOR SIGNAGE TO BE SUBMITTED TO THE CITY OF WAYZATA FOR REVIEW AND PERMIT. THE BUILDING DEPARTMENT BY SIGNAGE PERMIT. ALL EXTERIOR SIGNAGE SHALL BE INSTALLED BY THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNAGE. THE CITY WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNAGE. THE CITY WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNAGE.
 2. SIGN WALL SUPPORTS TO BE VERIFIED BY THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNAGE.
 3. CONTRACTOR TO PROVIDE POWER TO EXTERIOR SIGNS AND MAKE FINAL CONNECTIONS.
 4. VERIFY PROTECT UNDER FULM. THE CITY WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNAGE.
 5. SEAL ALL WALL PENETRATIONS AIR & LEATHER TIGHT.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 6, 2022	AGENDA ITEM: 5.a
TITLE: Review of Development Activities	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 6, 2022	AGENDA ITEM: 5.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is on Monday, June 20 at 6:30 p.m. The 2022 City Meeting Calendar and Liaison Schedule are attached.

ACTION REQUESTED:

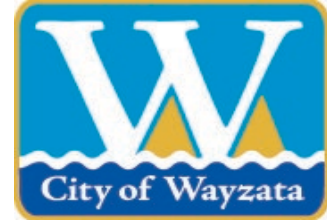
N/A

ATTACHMENTS:

1. 2022 Wayzata City Calendar
2. 2022 Planning Commission Liaison Schedule

City of Wayzata

2022 Meeting Calendar



- Energy & Environment 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 - Feb 1, 2022

Primary Election - August 9, 2022

General Election - November 8, 2022

January 2022						
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July 2022						
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August 2022						
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November 2022						
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December 2022						
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Revised
9/29/2021

2022 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 4, 2022	Ken Sorensen
Tuesday	January 18, 2022	Peggy Douglas
Tuesday	February 8, 2022	Laura Merriam
Tuesday	February 22, 2022	Jeffrey Parkhill
Tuesday	March 8, 2022	Bonnie Schwalbe
Tuesday	March 22, 2022	Jennifer Severson
Tuesday	April 5, 2022	Larissa Stockton
Tuesday	April 19, 2022	Ken Sorensen
Tuesday	May 3, 2022	Peggy Douglas
Tuesday	May 17, 2022	Laura Merriam
Tuesday	June 7, 2022	Jeffrey Parkhill
Tuesday	June 21, 2022	Bonnie Schwalbe
Tuesday	July 5, 2022	Jennifer Severson
Tuesday	July 19, 2022	Larissa Stockton
Wednesday	August 3, 2022	Ken Sorensen
Tuesday	August 16, 2022	Peggy Douglas
Tuesday	September 6, 2022	Laura Merriam
Tuesday	September 20, 2022	Jeffrey Parkhill
Tuesday	October 4, 2022	Bonnie Schwalbe
Tuesday	October 18, 2022	Jennifer Severson
Tuesday	November 1, 2022	Larissa Stockton
Tuesday	November 15, 2022	Ken Sorensen
Tuesday	December 6, 2022	Peggy Douglas
Tuesday	December 20, 2022	Laura Merriam