

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, December 5, 2022

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 890 6280 5073 Passcode: 970413

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



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. Approval of Meeting Minutes and Workshop Minutes of November 7, 2022
5. **Public Hearing Items**
 - a. Consider Development Application for Front Yard Setback Variance at 247 Central Avenue South
 - b. Consider Development Application for Front Yard Setback Variance at 507 Rice Street East
6. **New Business Items**
 - a. Consider Approval of Resolution Regarding Modification to the Redevelopment Plan for the Central Area Redevelopment District and Modifications to the TIF Plans for TIF Districts 3, 5, and 6
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:

City Council - December 6, 2022
Planning Commission - Wednesday, January 4, 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: December 5, 2022	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes and Workshop Minutes of November 7, 2022	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

See attached Regular Meeting Minutes and Workshop Minutes of November, 2022.

ACTION REQUESTED:

Staff recommends approval of the attached regular meeting minutes and workshop minutes of November 7, 2022.

ATTACHMENTS:

1. Planning Commission Regular Meeting Minutes of November 7, 2022
2. Planning Commission Workshop Minutes of November 7, 2022

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 7, 2022**

AGENDA ITEM 1. Call to Order

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

Chair Parkhill read a prepared statement regarding in-person and virtual meeting protocol.

AGENDA ITEM 2. Roll Call

Chair Parkhill asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Parkhill, Stockton, Sorensen, Schwalbe, and Severson. Community Development Director Emily Goellner and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Douglas and Merriam

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Stockton made a motion, seconded by Commissioner Severson to approve the November 7, 2022 agenda, as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the October 17, 2022 Planning Commission Meeting Minutes

b.) Approval of Report and Recommendation of Approval for Planned Unit Development Concept Plan, Building Height Variance, and Shoreland Impact Plan/Conditional Use Permit for Building Height at 201 Lake Street East

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

Chair Parkhill asked for a motion to approve the Consent Agenda as presented.

Commissioner Sorensen made a motion, seconded by Commissioner Schwalbe to approve the Consent Agenda, as presented.

The motion carried unanimously.

1
2 **AGENDA ITEM 5. Other Items:**

3
4 **a) Review of Development Activities**

5
6 Community Development Director Goellner noted that there were no development activities to
7 review tonight. She reminded the Commission that information on proposed development
8 activities is available on the City website.
9

10 **b) Planning Commission Meeting Schedule**

11
12 Community Development Director Goellner stated that the November 21, 2022 Planning
13 Commission meeting will be cancelled and the next meeting will be on December 5, 2022. She
14 reminded the Commission that they were also planning to cancel the December 19, 2022 meeting
15 due to attendance issues.
16

17 **AGENDA ITEM 7. Adjournment.**

18
19 There being no further business on the agenda, Chair Parkhill asked for a motion to adjourn.
20

21 Commissioner Severson made a motion, seconded by Commissioner Stockton to adjourn the
22 Planning Commission meeting.
23

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

26 The Planning Commission meeting was adjourned at 6:36 p.m.
27

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

**WAYZATA PLANNING COMMISSION
WORK SESSION MEETING MINUTES
NOVEMBER 7, 2022**

AGENDA ITEM 1. Roll Call

Present were Commissioners: Parkhill, Stockton, Sorensen, Schwalbe, and Severson. Community Development Director Emily Goellner, Parks Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Solar Ordinance Discussion

Parks Planner Kieser gave an overview of a possible new Solar Ordinance and draft Sustainability Policy.

Commissioner Schwalbe asked if there had been any problems with solar installations in the city.

Parks Planner Kieser noted that he did not know of any problems or complaints.

Community Development Director Goellner stated that there had not been issues and that staff was just looking to have more clear regulations in place. She noted that staff has just been treating solar as though it were mechanical equipment within the existing zoning code.

Parks Planner Kieser noted that the City is planning to install solar on some City facilities, such as Public Works, City Hall, Fire Station, Library, and the Municipal Bar & Grill/Liquor Store. He reviewed the current mechanical guidelines throughout the City. He noted that the idea of a Solar Ordinance came out of the Wayzata Energy Action Plan and discussion with the Energy and Environment Committee and the Zoning Task Force. He reviewed the recommendations from the Energy and Environment Committee and explained that they wanted additional flexibility on where solar can be allowed and to find ways to minimize restrictions for installation of solar panels. He reviewed examples of different types of solar equipment and installations.

The Commission discussed ways that perhaps deviations may be allowed, rather than variances, for example with the use of rooftop solar shingles and integrated solar. They discussed whether there should be differences between new buildings and existing building standards.

Parks Planner Kieser noted that staff was just looking for some high-level discussion and direction from the Commission as they draft Code language. He reviewed the questions that they would like some consideration given including: where solar should be allowed; what type of solar should be allowed; whether screening requirements should be included; height requirements; setback requirements; and the main reasons for these decisions.

Commissioner Stockton asked if, generally speaking, solar companies do an honest assessment of rooftop conditions before they install the panels.

1 Parks Planner Kieser stated that they do engineering work to ensure that the load will be
2 acceptable. He noted that with the systems planned for the City facilities, they will be easy to
3 move them when the roofs need to be replaced and can easily be put back into place.
4

5 City Attorney Schelzel asked what permit would be involved currently if a homeowner wanted to
6 install solar panels.
7

8 Parks Planner Kieser stated that they would just need a building permit in order to install a solar
9 panel and noted that they may also need an electrical permit through the State.
10

11 Community Development Director Goellner reviewed the way the City of Golden Valley had
12 processed the solar installation permits for single family homes and explained that they did not
13 have a lot of commercial installations.
14

15 Chair Parkhill noted that he felt that Lake Street was a bit 'sacred' and that integrated solar may
16 be a good fit for that area. He stated that the City has spent so much time protecting the rooftops
17 of Lake Street and the Bluff District, that he wants to make sure that they are careful about the
18 possibility of being too open in allowing a bunch of items to go on the roofs. He stated that he
19 sees Wayzata Boulevard as being able to be much more open to those uses and could serve as more
20 of an experimental area.
21

22 Commissioner Stockton noted that if the City puts solar on The Muni, that may seem to be
23 conflicting with the regulations.
24

25 The Commission discussed the differences in solar installation between new and existing
26 buildings.
27

28 Community Development Director Goellner noted that, in her opinion, solar panels can be treated
29 differently than other mechanicals because there is public benefit.
30

31 The Commission discussed having an overall City-wide solar ordinance, but treating different
32 areas of the City in different ways when it comes to what type of equipment would be allowed.
33 The Commission discussed ways to provide some guidelines initially and to allow for some
34 possible deviations rather than just allowing everything and then having to reel it back in.
35

36 Commissioner Stockton noted that anything the City says 'no' to right now would not mean that
37 the answer will be 'no' forever.
38

39 Commissioner Schwalbe stated that she liked the idea of having a slow roll out and letting other
40 districts go before the Lake and Bluff Districts.
41

42 Community Development Director Goellner explained that her goal is to find a way to create solar
43 regulations that allows its use around the City in a way that would not be a surprise to anyone and
44 in a way that everyone can understand what is allowed. She stated that she did not want to have
45 every solar panel project in front of the Commission or the Council.
46

1 The Commission discussed the dichotomy that may exist between the City attempting to become
2 more environmentally efficient and the idea of charm.

3
4 Commissioner Stockton stated that she would like to see the City afford the Lake Street District a
5 bit more time before implementing this ordinance because she feels that this technology may
6 advance rapidly and, for example, create much smaller and less obtrusive equipment.

7
8 Chair Parkhill stated that he agrees with the idea of protecting Lake Street, but feels that the City
9 needs places where they can try solar.

10
11 Commissioner Stockton suggested that rather than saying no to solar on Lake Street the message
12 be that it is just delayed, so there is an understanding that the City is open minded to it but it just
13 being thoughtful in how it proceeds.

14
15 The Commission discussed the plans for solar installation on The Muni, projected cost savings,
16 and the impact for this specific building. They discussed the opinions of the Task Force and the
17 Energy and Environment Committee which differed from each other in some aspects.

18
19 Commissioner Schwalbe suggested that as projects start becoming a reality that, the City start
20 including the message within its communications in order to build it up and let people know that
21 solar is coming and the City is excited about it.

22
23 Community Development Director Goellner noted that this discussion has not been brought before
24 the Council because they wanted to get a sense from the Commission on which direction to go.
25 She stated that she is sensing that there is a bit of a mixture of opinion from the Commission about
26 the perception on the visual impact the panels could have. She stated that staff would like to be
27 able to create something that is straight forward and they can just issue permits without a drawn
28 out public review process, even for properties along Lake Street.

29
30 City Attorney Schelzel stated that he believes staff wants to see a process that is really clear and
31 efficient. He stated that he thinks that there can still be rules created within the ordinance so staff
32 knows how to administer them and noted that they could be based on aesthetics and performance
33 standards. He stated that the more staff can decide based on the criteria that has been approved by
34 the Council, the easier it will be for everyone.

35
36 Commissioner Stockton reiterated her suggested that the Lake Street area have a different process,
37 for the time being, and that it would include a public process, but did not think that was necessary
38 for other areas of the City.

39
40 Commissioner Sorensen stated that he was thinking along those same lines and also wants the City
41 to consider what kinds of guidelines could be placed around ground mounted solar in the
42 residential areas, such as setbacks.

43
44 City Attorney Schelzel asked if the idea was to prohibit the ground mounted installations, allowed
45 with a CUP, or be allowed while meeting certain staff verified criteria.

1 Parks Planner Kieser stated that right now, accessory structures can only be located in the rear yard
2 of the buildings and need to meet setbacks.

3
4 Chair Parkhill stated that he thinks those rules make sense and feels the City could just leave it that
5 way because then they can have some control if someone wants to move it closer to their neighbor.

6
7 Commissioner Schwalbe stated that it appears as though the biggest point of potential
8 disagreement on the Commission was whether to delay allowing solar along Lake Street. She
9 stated that setting that issue aside, she thinks the City could go ahead and move forward with the
10 recommendations from the Energy and Environment Committee. She stated that they would put
11 in what Parks Planner Kieser explained about what they are currently doing for the accessory
12 structures and then just defer the use on Lake Street.

13
14 Commissioner Stockton noted that the Energy and Environment Committee had recommended
15 allowing solar installations on every property in the City with either rooftop or ground mounted
16 equipment, which she did not think was what the Commission was supporting.

17
18 Commissioner Schwalbe clarified that she was looking at the SolSmart review information and
19 not the Energy and Environment Committee recommendations.

20
21 Parks Planner Kieser explained that SolSmart is an organization that reviews City code and goes
22 through this process with the City in making these types of amendments. He stated that they are
23 an organization that is promoting renewable energy such as solar and their goals it to try to find
24 ways for cities to make it less restrictive and more efficient. He noted that SolSmart had already
25 reviewed the City's code and gave an overview of their findings as outlined in the staff report.

26
27 The Commission discussed the recommendations from the Energy and Environment Committee,
28 a possible public process, and the possibility of allowing integrated solar along Lake Street.

29
30 Community Development Director Goellner expressed concern about what value having a public
31 process would add to the discussion. She stated that it will end up putting pressure on the
32 Commission and the Council to just say yes or no and reiterated that she would prefer that there
33 just be a yes or no decision that can be made that the staff level. She stated that she has not heard
34 a clear message on whether the Commission would like to prohibit solar along Lake Street or not.

35
36 The Commission expressed the general opinion that they want to be fairly cautious in how Lake
37 Street is treated with regard to solar.

38
39 Community Development Director Goellner stated that staff will work on an ordinance that allows
40 solar, by right with some numerical standards with a prohibition on the Lake Street area. She
41 stated that following the public process, the ultimate decision can be left up to the Council about
42 whether there should be a prohibition along Lake Street.

43
44 Commissioner Stockton stated that rather than using the word 'prohibition' she would prefer to
45 use the word 'delay'.
46

1 City Attorney Schelzel noted that the City will probably not use either of those words and it would
2 be something like ‘permitted’ instead.

3
4 Commissioner Sorensen suggested that staff utilize more visuals at the public hearing to help
5 people really understand this.

6
7 **AGENDA ITEM 7. Adjournment.**

8
9 There being no further business on the agenda, the meeting was adjourned by general consent at
10 8:00 p.m.

11
12 Respectfully submitted,
13 Kayla Atkins Rokosz
14 *TimeSaver Off Site Secretarial, Inc.*
15



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 5, 2022	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Front Yard Setback Variance at 247 Central Avenue South	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: March 10, 2023 (extended to 120 days)	

BACKGROUND:

The property owner at 247 Central Ave S is proposing to enclose a recently built deck on the front of their home to create a covered porch. The current deck extends 5.5 feet into the front yard setback of 20 feet. While the deck is permitted to encroach upon the front yard setback up to 5 feet, a roofed structure is not permitted to encroach without a variance. Therefore, enclosing the deck requires a setback variance.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the proposed variance, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. Staff Report - 247 Central Ave S
2. Narrative - 247 Central Ave S
3. Survey and Site Plan - 247 Central Ave S
4. Home Plans - 247 Central Ave S
5. Public Comment - 247 Central Ave S



**Staff Report
Wayzata Planning Commission
December 5, 2022**

Project Name: 247 Central Home Addition
Addresses of Request: 247 Central Avenue South
Approval Request: Setback Variance
Property Owner: Olivia Adams
Contact Person: Amanda Adams
Prepared by: Valerie Quarles, Assistant Planner
“120 Day” Decision Deadline: March 10, 2023

Development Application Introduction

The owner at 247 Central Ave S has submitted an application for a front yard setback variance of 5.5 feet. The setback variance would enable a screened porch to be added to the existing home.

The property identification number and owner of the properties are as follows:

Address	PID	Owner
247 Central Ave S	06-117-22-41-0039	Olivia A Adams

The current zoning and comprehensive plan land use designation for the property is as follows:

Current Zoning:	R-3A Single and Two Family Residential
Comprehensive Plan Designation:	Central Core Residential
Overlay Districts:	N/A
Design District:	N/A

Project Location

The parcel is located on the west side of Central Avenue South, between Circle Drive East and Wise Avenue South/Lasalle Street.

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the development application, the applicant is requesting approval of the following item:

1. Variance – Front Yard Setback (§955.06.B.A): The applicant is requesting a variance of 5.5 feet from the required front yard setback of 20 feet in order to build a covered porch 14.5 feet from the east (front) property line.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on November 24, 2022. The public hearing notice was mailed to all property owners and renters located within 500 feet of the subject property on November 22, 2022.

Neighborhood Notification

The applicant sent a neighborhood notification letter regarding the proposal to all property owners within 500 feet from the subject property in Wayzata on November 28, 2022 due to logistics surrounding the Thanksgiving holiday. (Typically, the applicant's neighborhood notice is mailed 10 days ahead of the public hearing.) A neighborhood meeting was not required per the Neighborhood Notification and Meeting Policy.

Public Comment

As of December 1, one public comment has been received from a neighbor in support of the project.

Existing Conditions

The existing developed lot is 6,927 square feet (0.16 acres) in area. The existing home was built in 1947 and is a one story structure with a basement. An addition to the rear of the house is in progress and a deck on the front of the home was constructed in 2022. The finished space on the first floor of the home will total 728 square feet and the unfinished basement is 410 square feet in area. The existing lot coverage is 11.4%, and the existing impervious surface (excluding the deck) is 17.3%.

The property is also in the process of executing Land Disturbance and Right of Way Encroachment permits issued in October of this year, which permits improvements to the right of way in front of the home. Because the home has no garage, occupants park directly next to the street in a flat area adjacent to a retaining wall. Neither these permits nor the building permit for the addition have reached the final inspection stage.

Zoning District

The site is zoned R-3A Single and Two Family Residential. The purpose of this district is to provide for high-density single-family dwelling units in the community's oldest neighborhoods. Single family detached dwelling units are permitted uses.

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Central Core Residential. This category represents the single-family residential development located in the central core of Wayzata. This category includes smaller lot sizes, with densities of 3 to 6 units per acre. Single-family units are the primary use within this land use designation.

Project Proposal

The applicant is proposing to enclose a recently built deck on the front of their home to create a screened porch. The current deck extends 8 feet in front of the home, spanning the length of the home (32.7 feet), and extends 5.5 feet into the front yard setback of 20 feet. While the deck is permitted to encroach upon the front yard setback up to 5 feet, a roofed structure is not permitted to encroach without a variance. Therefore, enclosing the deck requires a setback variance. The deck also currently encroaches 6 additional inches into the required setback.

The current deck sits upon posts and no support changes are anticipated for the porch. Any proposed eaves on the structure are permitted to encroach a maximum of 2.5 feet into the approved setback. The stairs as proposed are also permitted within the setback.

	Requirement (R-3A)	Current Home	Proposed
Lot Size	9,000 square feet	6,927 square feet	No change
Lot Width	60 feet	70 feet (max.) 56 feet (min.)	No change
Lot Depth	100 feet	126 feet (max.) 94 feet (min.)	No change
Front Setback	20 feet	22.7 feet (home) 14.5 feet (deck)	14.5 feet (home)
Side Setback	10 feet	13.0 feet (north) 18.9 feet (south)	No change
Lot Coverage	30%	11.36%	15.14%
Impervious Surface	35%	17.27%	21.83%

Trees

No trees are proposed to be removed for this project.

Stormwater

No new stormwater mitigation techniques are proposed as the sites comply with hardcover limits.

Engineering Department Comments

The deck, covered or uncovered, does not impact the right of way (ROW) and the recently approved Encroachment Permit (for retaining walls, stairs, and driveway in the ROW). The plan submitted generally shows grading that is consistent with the recently approved Land Disturbance Permit, which authorized grading around the addition on the west side of the existing house and changes to the retaining walls, stairs, and driveway in the Central Avenue right of way.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the variance alter the essential character of the locality?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the proposed variance, for review and adoption at the next Planning Commission meeting.

Attachments

1. Narrative
2. Survey of Existing Property and Proposed Site Plan
3. Home Plans

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Criteria (§905.01.C)

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are in harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and
 - b) Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
4. 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.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. 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.
7. 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.

8. 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.

Olivia Adams

247 Central Avenue S
Wayzata, MN 55391

October 12, 2022

City of Wayzata
Planning
600 Rice Street
Wayzata, MN 55391

To Whom It May Concern:

I am seeking a variance for my home located at 247 Central Avenue S. The existing square footage of my home is 496 square feet. I have been able to add an additional 256 square feet to the rear of the home giving a total interior living space of 752 square feet.

I am requesting a variance of 5' in the front yard across the front of my home to accommodate a front porch to give the feeling of more space and openness, and charm in keeping with the neighborhood. My home is 3 feet front the front yard set back.

The existing hardcover calculations for my home are 1,178 square feet (17.01%). With the proposed addition, the hardcover calculations would be 1512 square feet (21.83%).

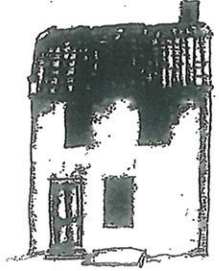
This property is a nonconforming lot of 6927 square feet, very close to neighbors on both sides, and a steep grade all the way around. I feel as if I have made these best use of the space that is available within the limitations of a challenging lot.

My home is one of the original cottages that still remains in Wayzata, and the improvements that I have made and the porch will add to the character and charm of “old” Wayzata.

Olivia Adams

KEY:

1. Front Elevation – existing
 2. Back Elevation – existing
 3. Left Elevation – existing
 4. Right Elevation – existing
 5. Floor Plan – Main Level – existing/demo
 6. Floor Plan – Main Level – proposed
 7. Basement – existing/demo
 8. Basement – Proposed/foundation Plan
 9. Front Elevation – Proposed
 10. Back Elevation – Proposed
 11. Left Side Elevation – Proposed
 12. Right Side Elevation – Proposed
- Measurement 1. Field Measurements of Main Level Plan
- Measurement 2. Field Measurements of Basement Level



the new studio
 A residential design studio
 Pamela Vazquez
 2720 Gale Road
 Wayzata, MN 55391
 952-334-0603

Designed By: PAV/
 MA

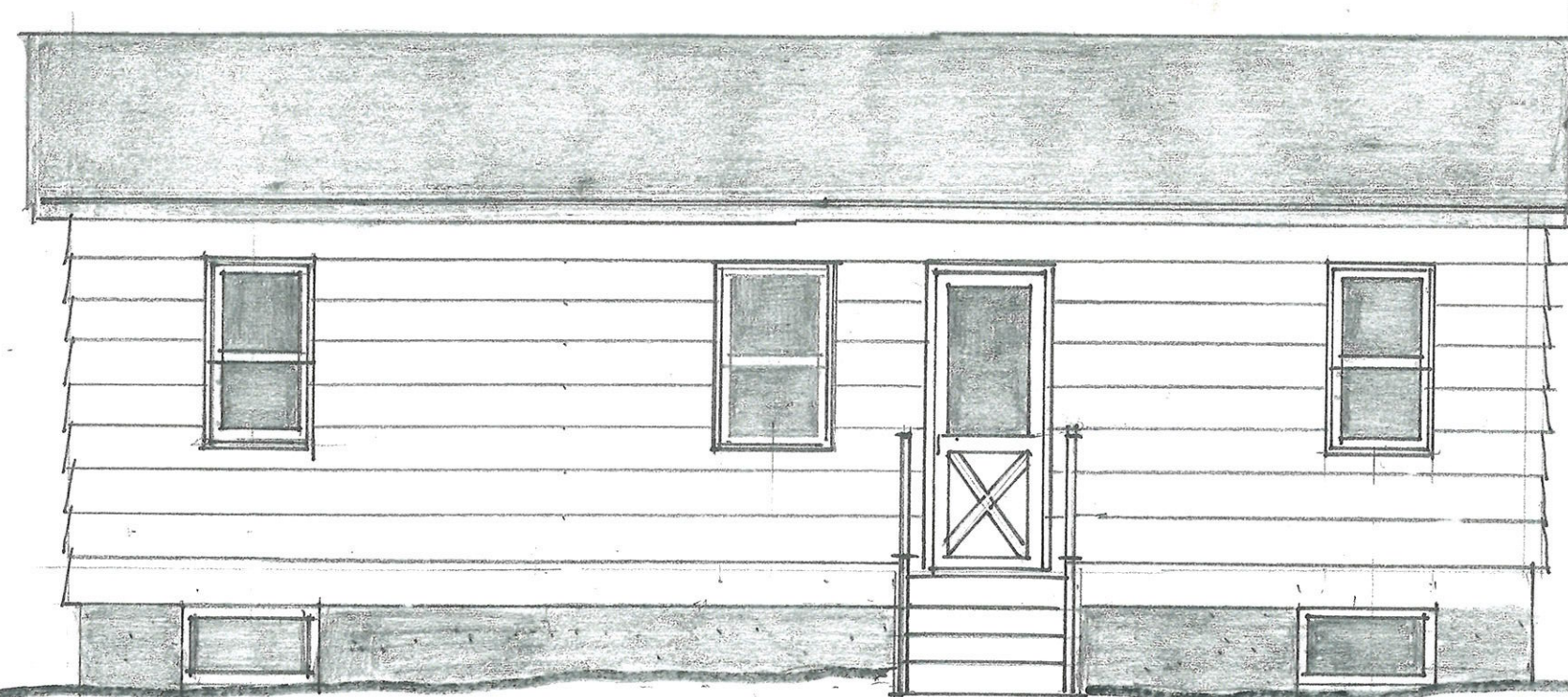
Dec 15, 2021

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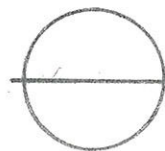
KEY



the new studio
A residential design studio
Pamela Vazquez
2720 Gale Road
Wayzata, MN 55391
952-334-0603



REMOVE ROOF, WINDOW & DOOR
FROM FRONT STOOP



FRONT SIDE • EXISTING

1/4" = 1'-0"

Designed By: PAV

Dec 8, 2021

Dec 16, 2021

Sheet No.

1



the new studio

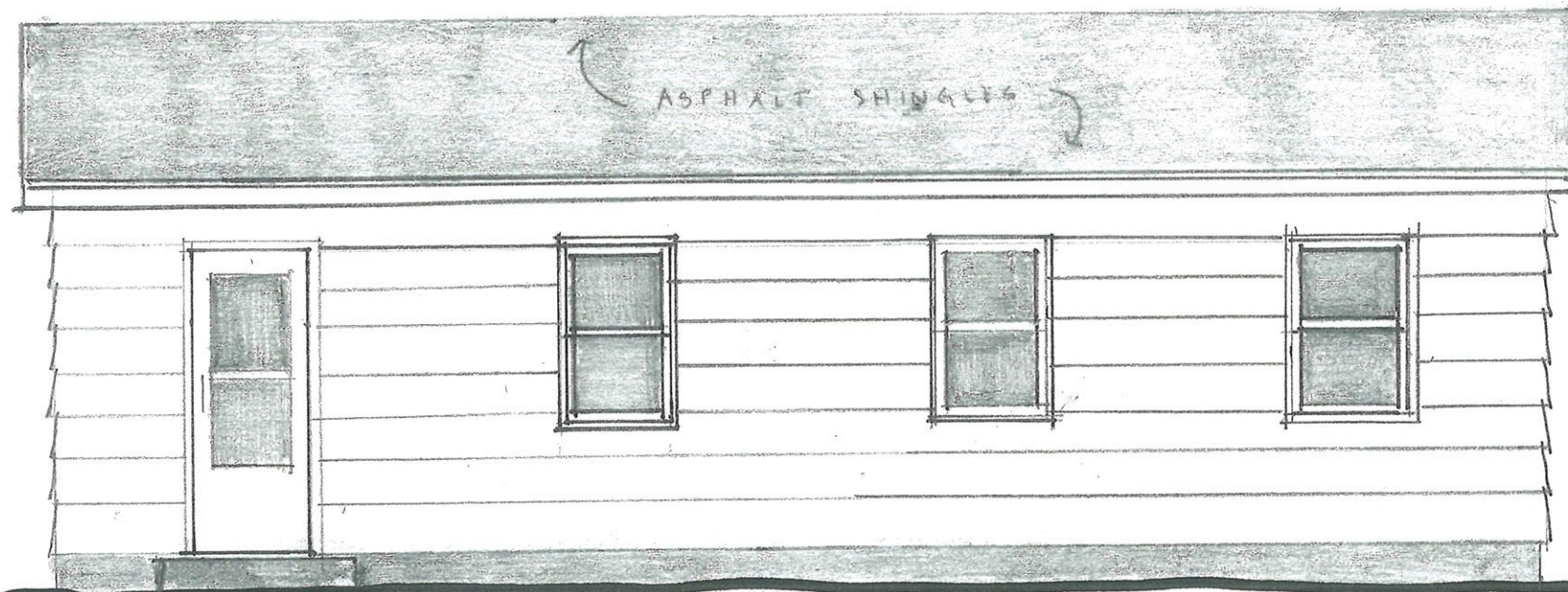
A residential design studio

Pamela Vazquez

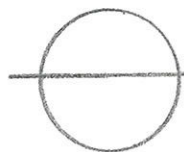
2720 Gale Road

Wayzata, MN 55391

952-334-0603



* REMOVE ROOF, WINDOWS, DOOR
2 BACK STOOP



BACK SIDE

EXISTING

1/4"=1'-0"

Designed By: PAV

DEC 8, 2021

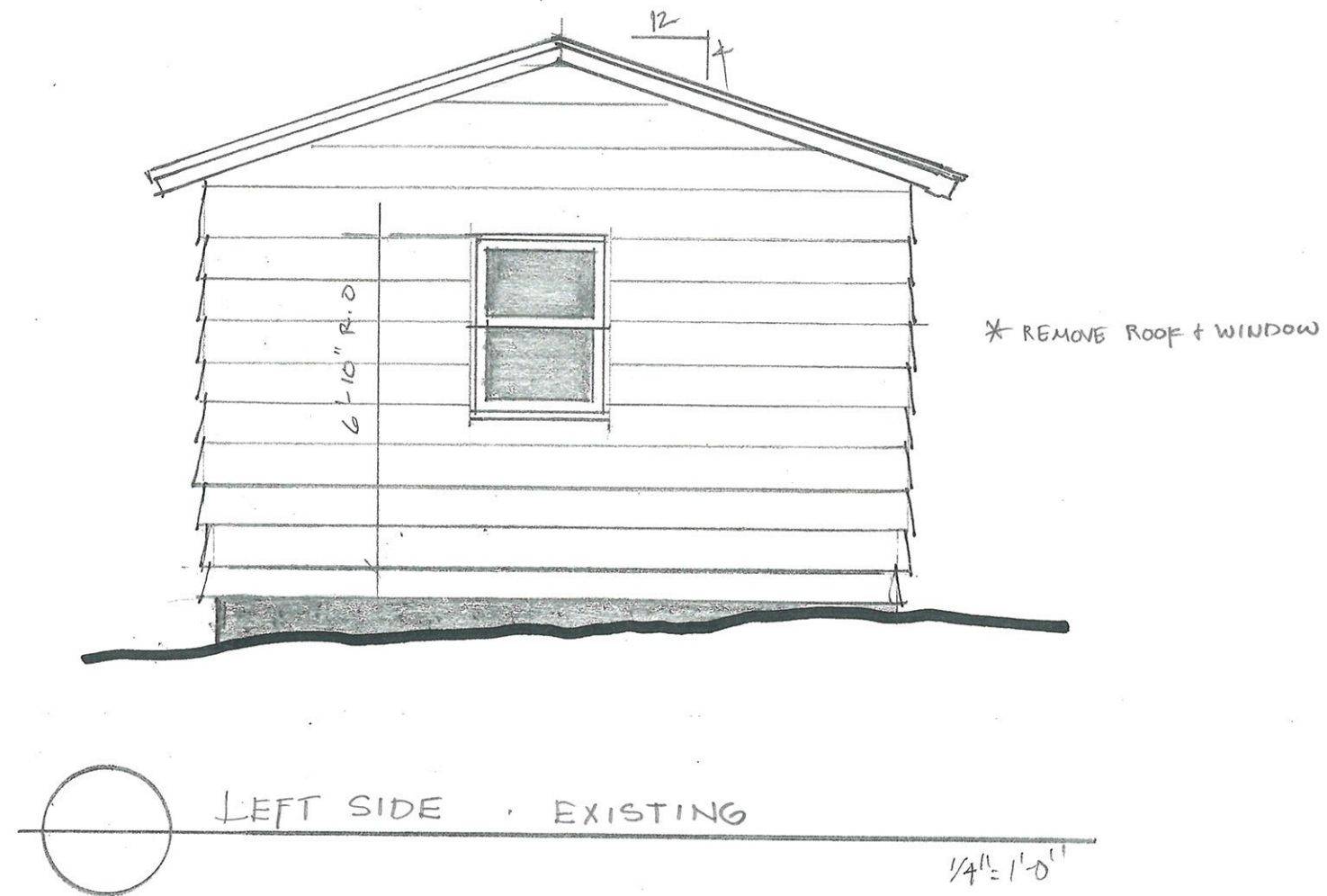
DEC 16, 2021

Sheet No.

2



the new studio
A residential design studio
Pamela Vazquez
2720 Gale Road
Wayzata, MN 55391
952-334-0603



Designed By: PAV

Dec 8, 2021

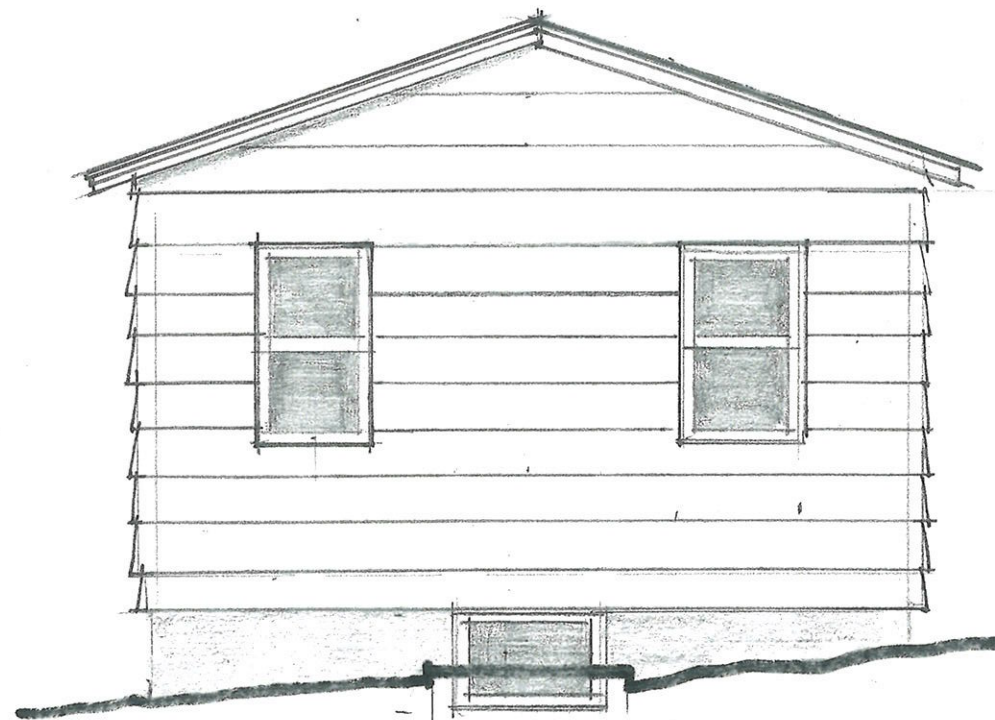
Dec 16, 2021

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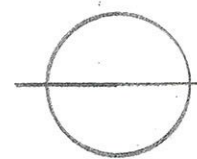
3



the new studio
A residential design studio
Pamela Vazquez
2720 Gale Road
Wayzata, MN 55391
952-334-0603



* REMOVE ROOF + WINDOWS



RIGHT SIDE ' EXISTING

1/4"=1'-0"

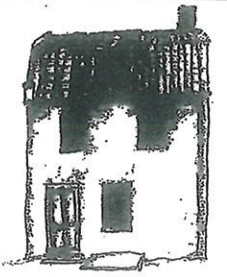
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4



the new studio

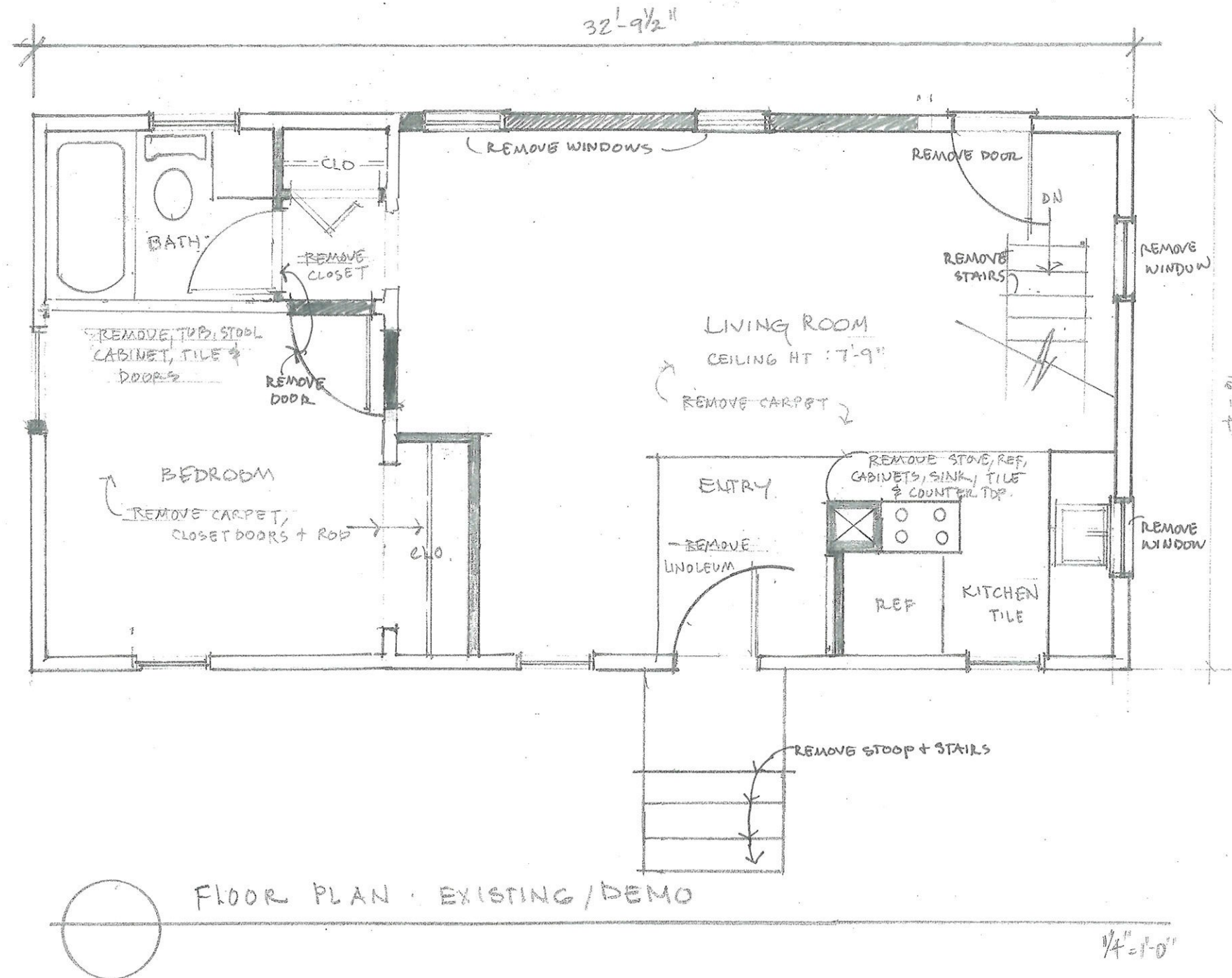
A residential design studio

Pamela Vazquez

2720 Gale Road

Wayzata, MN 55391

952-334-0603



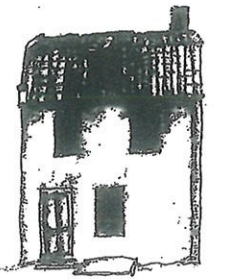
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Dec 8, 2021

Revised: Dec 15 '21

Sheet No.

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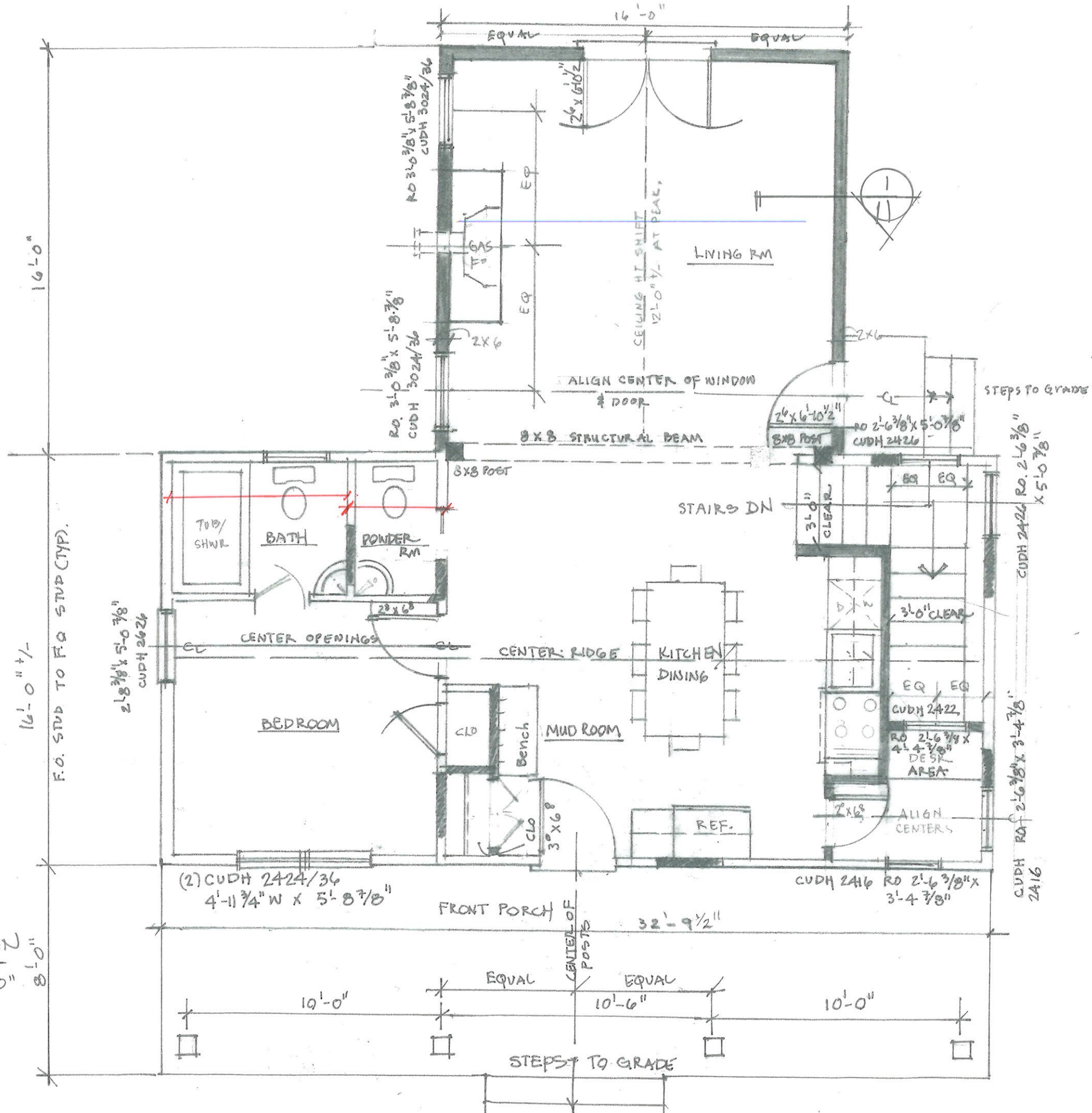
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Dec 15, 2021

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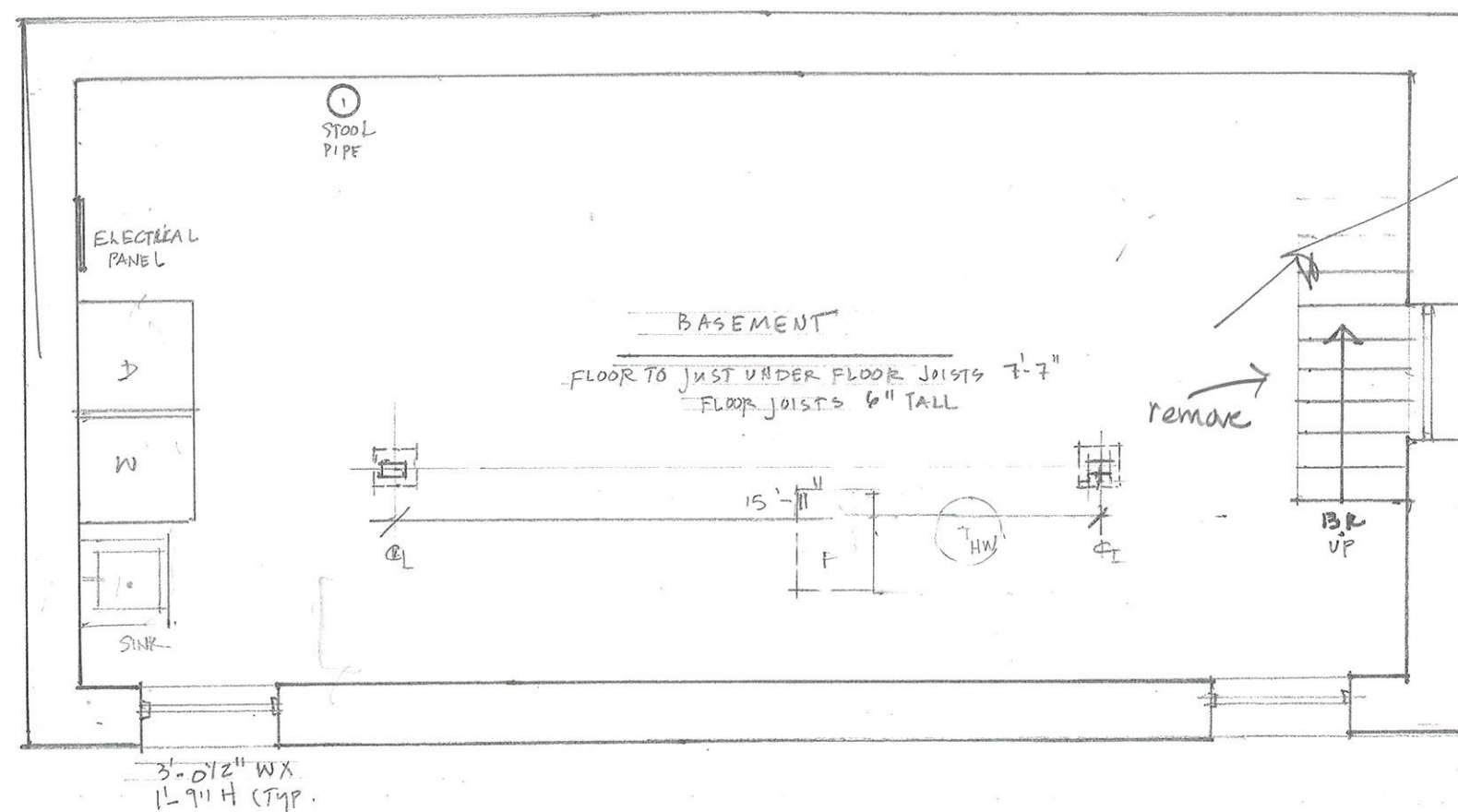
6

MAIN FLOOR PLAN =
PROPOSED 1/4" = 1'-0"





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2720 Gale Road
Wayzata, MN 55391
952-334-0603



BASEMENT · EXISTING / DEMO
1/4" = 1'-0"

Designed By: PAV

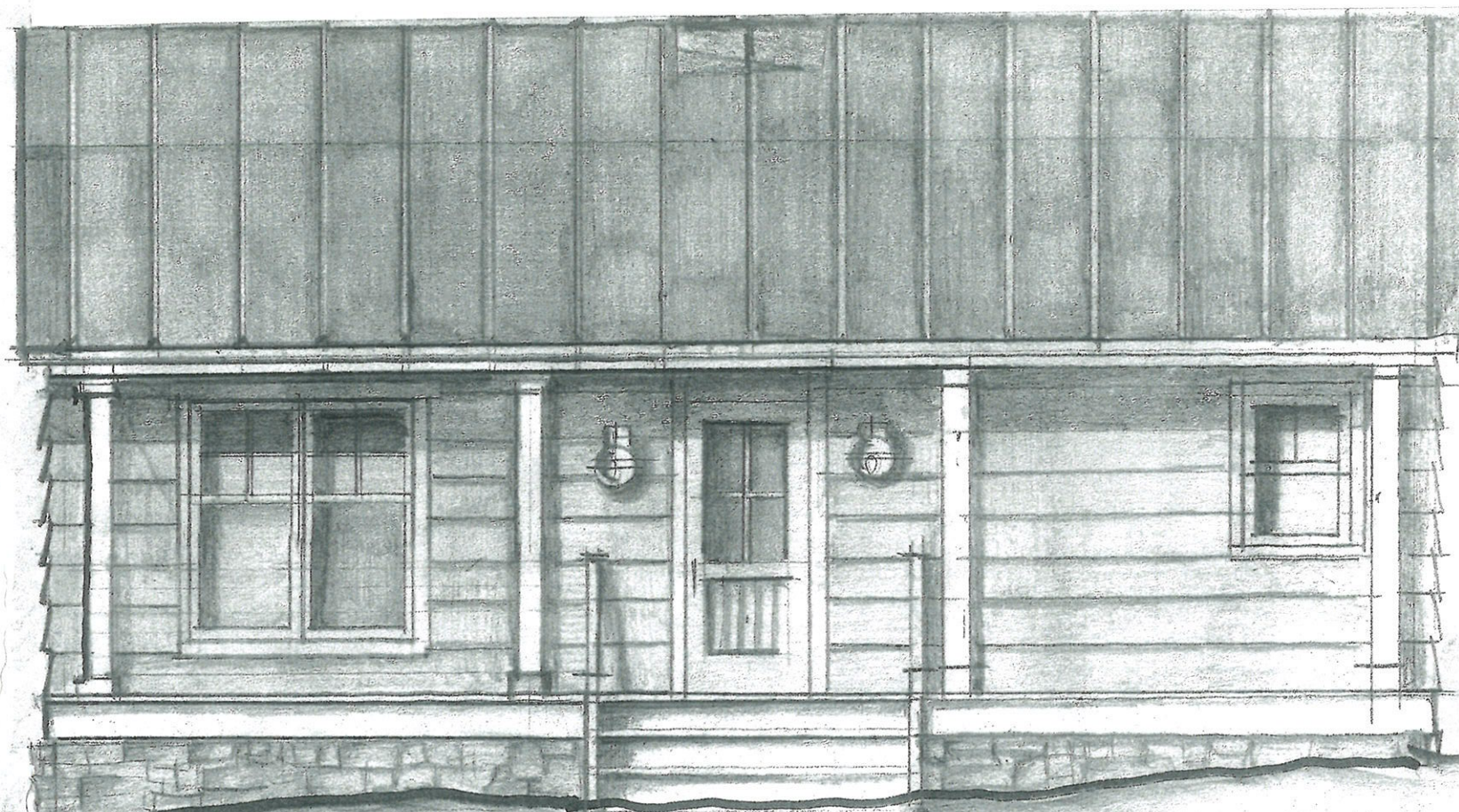
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952-334-0603



ENTRY SIDE PROPOSED

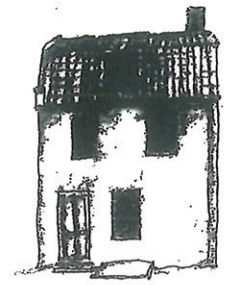
$\frac{1}{4}'' = 1'-0''$

Designed By: PAV/
MA

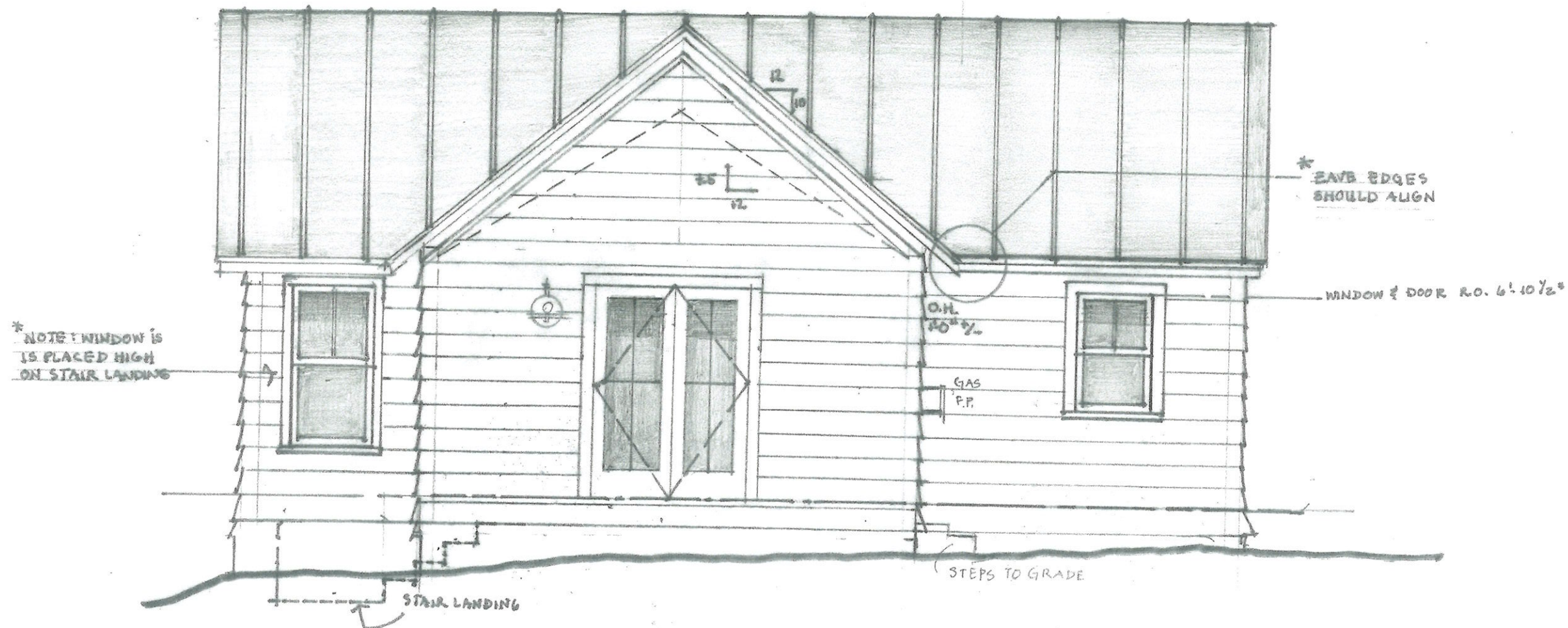
Dec 15, 2021

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9



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Wayzata, MN 55391
952-334-0603



BACK SIDE ELEV. • PROPOSED
1/4" = 1'-0"

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Dec 15, 2021

Sheet No.

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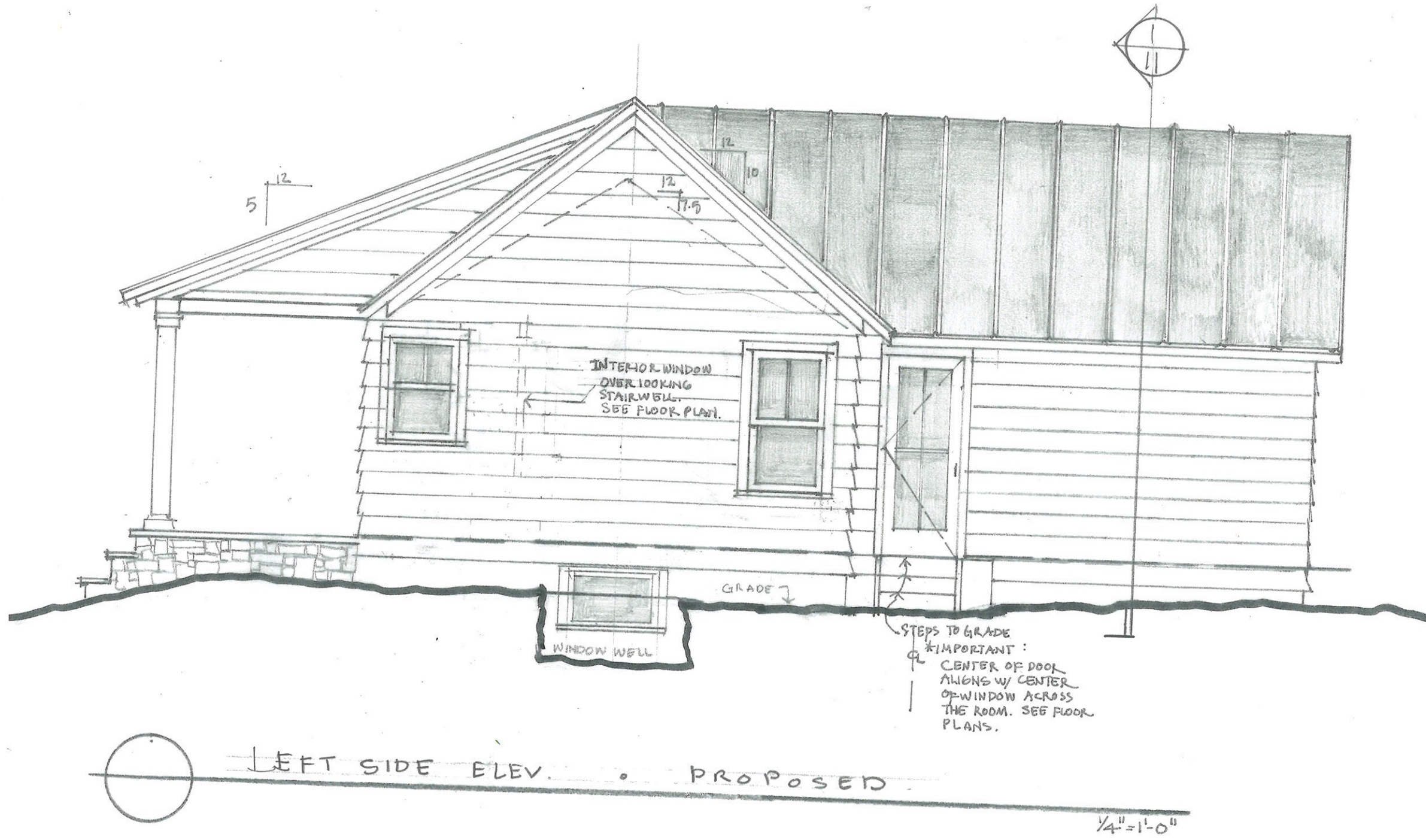
the new studio
A residential design studio
Pamela Vazquez
2720 Gale Road
Wayzata, MN 55391
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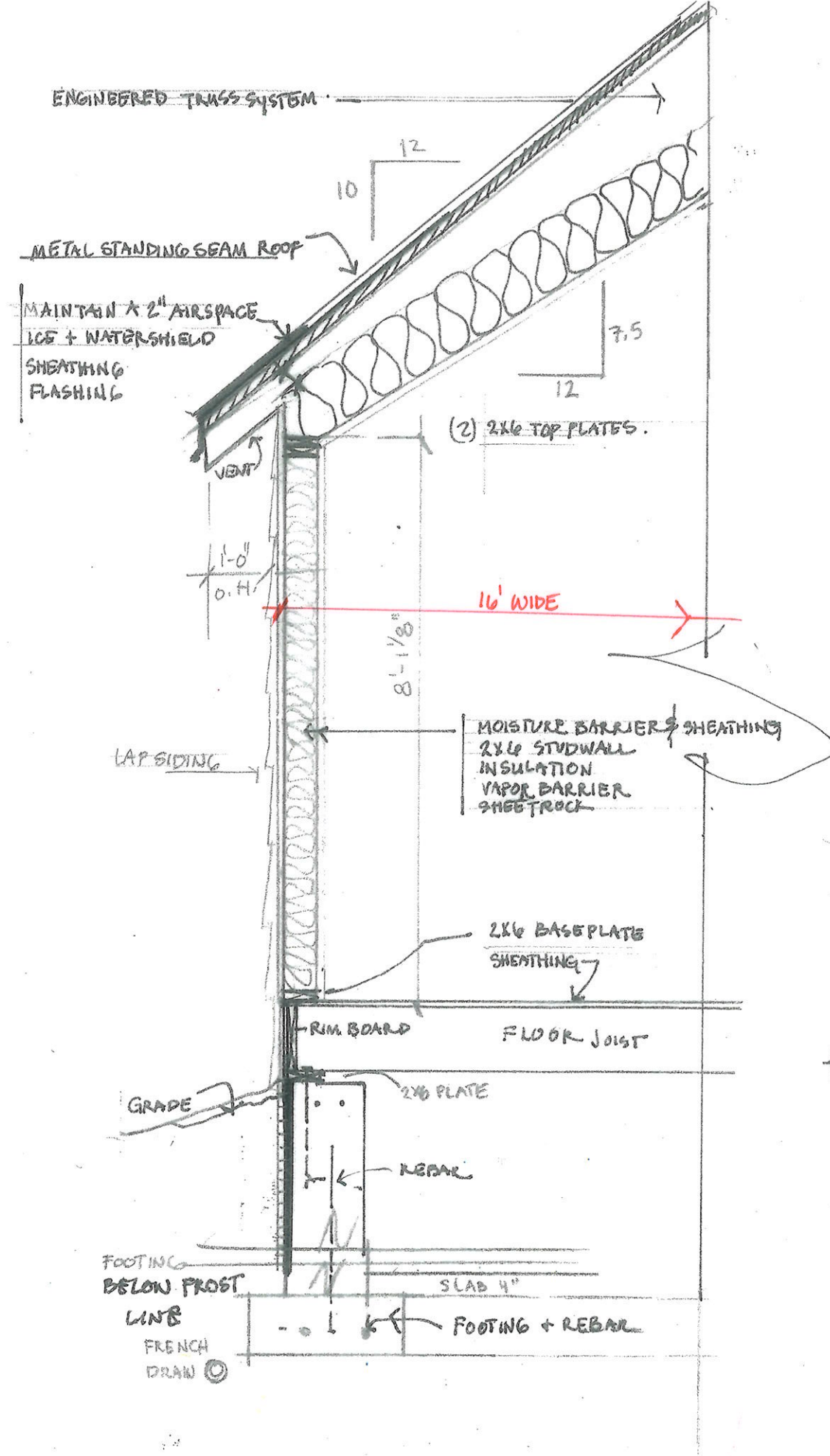
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MA

DEC 15, 2021

Sheet No.

11





1 SECTION
 1/2" = 1'-0"



the new studio
 A residential design studio
 Pamela Vazquez
 2720 Gale Road
 Wayzata, MN 55391
 952-334-0603

Designed By: PAV

Dec 8, 2021

Sheet No.

13

Valerie Quarles

From: Dan Gustafson <dan@wayzata.com>
Sent: Thursday, December 1, 2022 10:38 AM
To: Valerie Quarles
Subject: 247 Central Ave S

Wayzata Planning Commission & Chair Parkhill,

Elisha and I would like to voice our support for the requested variance at 247 Central Avenue South. Given the dimensions and topography of the property we believe that the request to put a roof over the existing front deck is reasonable, resulting in a de minimis change on the property and no increase in hardcover if granted.

The alternative to the beautiful and ecologically friendly property preservation that is occurring in this instance is removal of the structure and corresponding new construction. The result in that situation would require significant soil disturbance and any number of variances that would need to be considered and granted in order to utilize a property with these dimensions and slope reasonably.

Respectfully,

Daniel Gustafson | [\(952\) 473-1000](tel:9524731000) mobile



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 5, 2022	AGENDA ITEM: 5.b
TITLE: Consider Development Application for Front Yard Setback Variance at 507 Rice Street East	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: March 8, 2023 (extended to 120 days)	

BACKGROUND:

Property owner Kathleen Nash, with design firm Locus Architecture, has submitted an application to build an addition onto an existing home at 507 Rice Street East, which requires a front yard setback variance. The current home sits within the front yard setback on the west side of the property and the proposed addition would also sit within the setback. The property is a corner lot.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the front yard setback variance requested in the application for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. Staff Report - 507 Rice St E
2. Narrative - 507 Rice St E
3. Survey - 507 Rice St E
4. Site Plan and Home Plans - 507 Rice St E



**Staff Report
Wayzata Planning Commission
December 5, 2022**

Project Name: Nash/Kinghorn Home Addition
Addresses of Request: 507 Rice Street East
Approval Request: Setback Variance
Applicant: Kathleen Nash
Prepared by: Valerie Quarles, Assistant Planner
“120 Day” Decision Deadline: March 8, 2023

Development Application Introduction

Kathleen Nash, with design firm Locus Architecture, has submitted an application for a front yard setback variance of 11.2 feet off the required 20 foot setback to a proposed distance of 8.8 feet from the front (west) property line. The setback variance would enable a single-story addition with basement to the existing home at 507 Rice Street.

The property identification number and owner of the properties are as follows:

Address	PID	Owner
507 Rice St E	06-117-22-24-0047	Kathleen Nash

The current zoning and comprehensive plan land use designation for the property is as follows:

Current Zoning:	R-3A Single and Two Family Residential
Comprehensive Plan Designation:	Central Core Residential
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The parcel is located on the northeast corner of Rice Street and Minnetonka Avenue.

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the development application, the applicant is requesting approval of the following item:

1. Variance – Front Yard Setback (§955.06.B.A): The applicant is requesting a variance of 11.2 feet off the required front yard setback of 20 feet in order to build an addition to their existing home 8.8 feet from the front (west) property line.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on November 24, 2022. The public hearing notice was mailed to all property owners located within 500 feet of the subject property on November 22, 2022.

Neighborhood Notification

The applicant sent a neighborhood notification letter regarding the proposal to all property owners and renters within 500 feet from the subject property in Wayzata on November 25, 2022. A neighborhood meeting was not required per the Neighborhood Notification and Meeting Policy.

Public Comment

No public comments have been received.

Existing Conditions

The existing developed lot is 10,874 square feet (0.25 acres) in area. The existing home was built in 1910 and is a two story structure. A detached garage and shed are located on the northeast corner of the property. The shed (83 square feet) is within the accessory structure setback and is nonconforming. The garage (763 square feet) conforms to side yard setbacks.

The lot is a corner lot and includes two front yards – one front yard is adjacent to Minnetonka Avenue and the other front yard is adjacent to Rice Street. The buildable area of the lot is approximately 36 feet wide and 126 feet deep. The other two property lines are considered side yard lines.

The existing home is in a nonconforming location, being 8.8 feet from the western property line instead of the required 20 feet. The existing impervious surface on the lot is 28.0%, which meets the R-3A requirement but does not conform to the Shoreland Overlay District requirement (25% without runoff mitigation). The existing lot coverage is 15.2%, which conforms to the zoning code requirement.

Zoning District

The site is zoned R-3A Single and Two Family Residential (§955) and the purpose of this district is to provide for high density single family dwelling units in the community's oldest neighborhoods. Single family detached dwelling units are permitted uses.

Shoreland Overlay District

Properties within 1,000 feet of Lake Minnetonka are located in the Shoreland Overlay District. Because the 1000' line runs through the middle of this property, it is subject to the regulations of the Shoreland Overlay District. In this district, projects proposing impervious surface totals between 25% and 75% are subject to the review of the City Engineer (§991.11).

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Central Core Residential. This category represents the single-family residential development located in the central core of Wayzata. This category includes smaller lot sizes, with densities of 3 to 6 units per acre. Single-family units are the primary use within this land use designation.

Project Proposal

The applicant is proposing to build a one-story addition to their existing home with a basement. The addition is 30 feet long and 16 feet wide, with a 444 square foot footprint. Including the proposed basement, the addition would have 808 square feet of livable space. Both the surface and basement space are placed to be contiguous with the current home's floor plan. The western wall of the addition is proposed to match the existing

western wall of the home, which in effect lengthens the existing nonconforming wall from 33 feet to approximately 64 feet. About 71% of the addition is located in the front yard setback, compared with about 33% of the current home's footprint.

	Requirement (R-3A)	Current Home	Proposed
Lot Size	9,000 square feet	10,874 square feet	No change
Lot Width	60 feet	65.9 feet (approx.)	No change
Lot Depth	100 feet	165 feet (approx.)	No change
Front Setback (south)	20 feet	29.9 feet (home)	No change
Front Setback (west)	20 feet	8.8 feet (home)	8.8 feet (home)
Side Setback (east)	10 feet	28.5 feet (home)	No change
Side Setback (north)	10 feet	104 feet (approx.)	74 feet (approx.)
Lot Coverage	30%	15.2%	19.6%
Impervious Surface	R-3A: 35% Shoreland Overlay District: 25% without City Engineer approval	28.0%	30.16%

Trees

Two trees are proposed to be removed as part of the project: a dogwood tree and a crabapple tree that are both within the footprint of the proposed addition. Both trees are under the minimum size threshold for application of the City's Tree Ordinance. The line of yew trees on the west side of the property are located within the right of way and are not intended to be impacted as a result of the addition or the rain garden. If these trees are impacted, a separate right of way permit will be required through Public Works.

Stormwater

As mentioned, projects in the Shoreland Overlay District that request hardcover totals between 25% and 75% require additional City Engineer review and approval, regardless of whether they meet the hardcover requirements of their zoning district (§991.11). In this case, the proposed hardcover total is above 25% but below the zoning district limit of 35%. The Engineering Department has reviewed the proposed stormwater mitigation and found it acceptable, subject to their comments below. The applicant is proposing a rain garden on the west side of the proposed addition to capture excess stormwater.

Engineering Department Comments

- Detailed drawings of the proposed rain garden shall be submitted to the Engineering Dept. for review and approval. Drawings shall include details about grades, subsoil condition, and depths of the proposed rain garden, as well as

roof drain discharge locations and elevations and overflow locations for the rain garden.

- Inspections of the rain garden during and after construction will be required by the Engineering Department.
- An as-built survey will be required, showing the details of the rain garden, updated impervious surface calculations, and volume calculations for the proposed storm water treatment facilities.
- A formal Storm Water Facilities Maintenance Agreement (SWFMA) between the property owners and the City will be required. The Engineering Department will write the SWFMA, to be signed and recorded at Hennepin County following construction of the rain garden.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the variance alter the essential character of the locality?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the proposed subdivision, for review and adoption at the next Planning Commission meeting.

Attachments

1. Narrative
2. Survey of Existing Property and Proposed Site Plan
3. Home Plans and Renderings

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Criteria (§905.01.C)

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and
 - b) Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
4. 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.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. 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.
7. 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.
8. 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.

Project Narrative

Variance Application - 507 Rice Street East

Homeowners Kathleen Nash and Bob Kinghorn are proposing a northern addition to their 110-year old home at 507 Rice Street East. Their home is in the R3A Zoning district; the lot dimensions are rectangular with the north and south edges at 66'-0" in length and the east and west edges at 165' in length. Rice Street is along the south side of the property, while Minnetonka Avenue is along the west. In the R3A district, the west side of the property is subject to a 20'-0" setback (Section 955.06.B.1.d) as it fronts a street. If the subject lot were 60'-0" wide or less, that same setback would be reduced to 10'-0".

The current structure is principally setback from the west Property Line at 11'-2", with a protruding bay window at 8'-10" from the Property Line. As such, close to one third of the existing structure does not comply with the City's current setback. The site is landscaped such that the principal outdoor seating areas are along the east side of the back yard, to provide separation from car traffic on Minnetonka. The west side of the lot is landscaped with screening, and will remain that way after the addition. We are seeking a variance to the Property Line setback to match the 8'-10" of the bay window on the current structure.

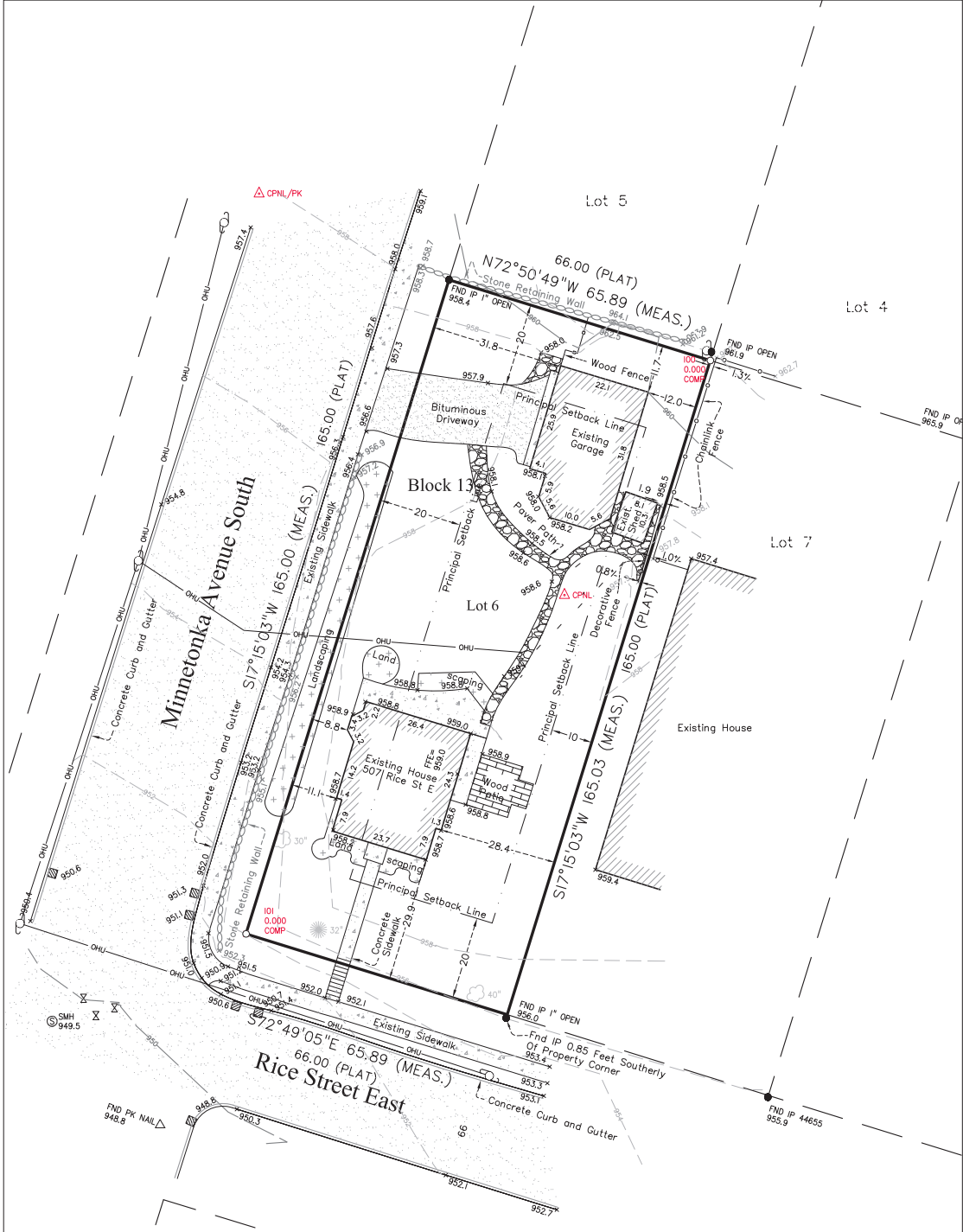
Kathleen and Bob would like to add first floor square footage to the house to meet their current needs, along the western edge of the property on the north, to both preserve the back yard spaces and to provide visual space to their eastern neighbor. Their proposal adds a bathroom and small room, which could be used in the future as an accessible bedroom, should they someday have difficulty navigating stairs. We believe the proposed design works well with the configuration of the home's interior floor plan, creates a visual and aural buffer to traffic on the street, and repeats the existing building setback location along Minnetonka Avenue.

Kathleen and Bob have lived at the address for almost 30 years, and want to remain in their home well into the future. They realize that present living circumstances, with bedrooms and bath on the second floor, may make it impossible to stay in the home in the future. Today, given the modest footprint, it is a challenge to host visiting family or one or two other couples for games or a meal. At the same time, it is important to them that any addition both preserve and respect the aesthetics and design characteristics of their historic home, as they feel their home positively contributes to the character and context of the community and the City. After considering a more robust remodel/addition project, we all agreed the proposed design - preserving the existing home, with a new

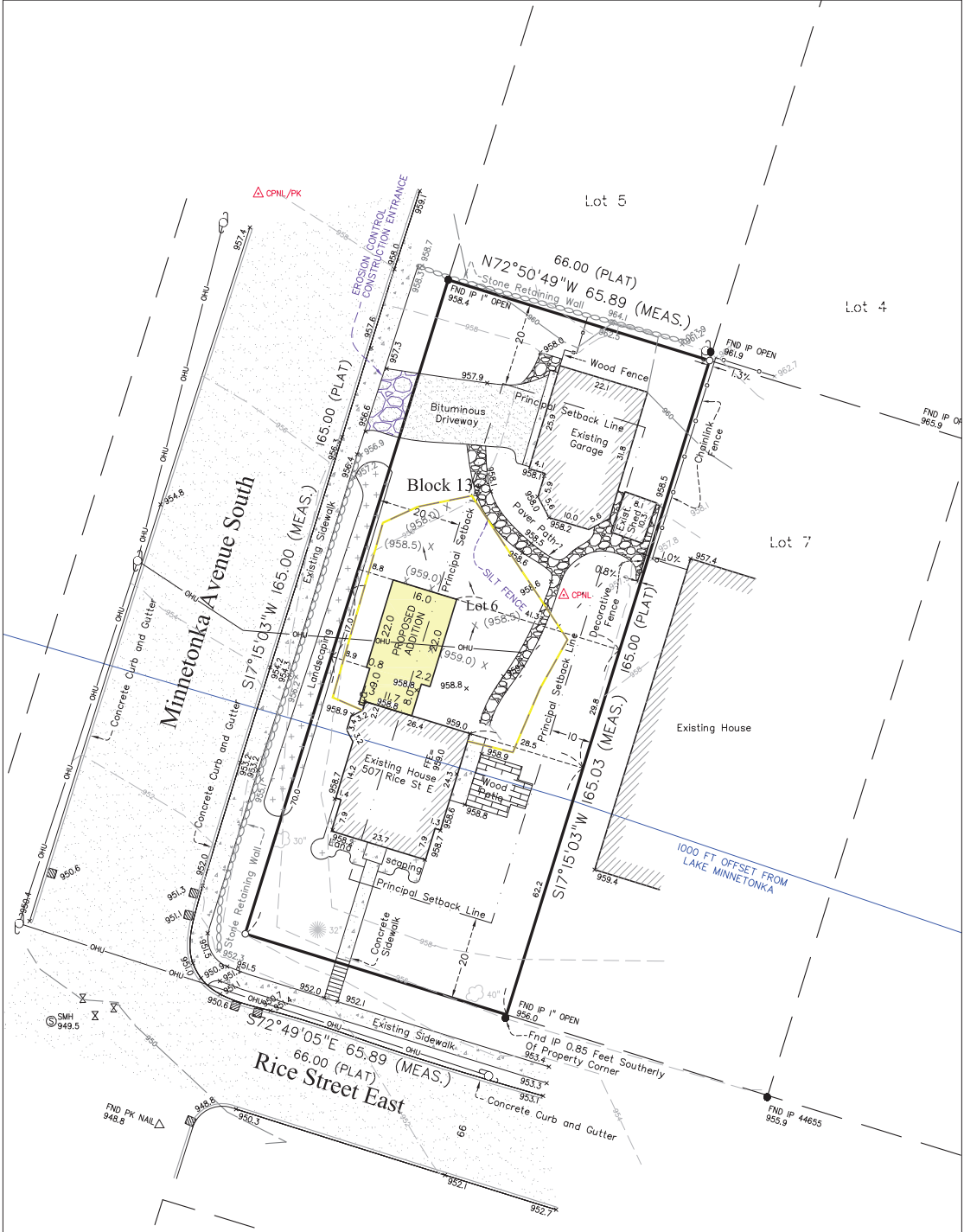
addition that references the home's color and material - was an approach which allowed us to keep more of the original structure intact.

We feel this proposal is in harmony with Wayzata's Zoning Ordinance and is consistent with the Comprehensive Plan. We feel the proposal is architecturally pleasing and will allow Kathleen and Bob to age in place. Given the location of the existing home, we feel the proposed addition is a reasonable request within the intent of Wayzata's Zoning Ordinance, provides a safe place for them to enjoy their backyard, and would be in keeping with the context of the site and neighborhood.

EXISTING CONDITIONS



PROPOSED CONDITIONS



DESCRIPTION OF PROPERTY SURVEYED
Lot 6, Block 13, WAYZATA, according to the recorded plat thereof, Hennepin County, Minnesota.

GENERAL NOTES:

1. **Site Address:** 507 Rice Street East, Wayzata, Minnesota.
2. **Flood Zone Information:** This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 0307E, effective date of September 2nd, 2004.
3. **Parcel Area Information:** The Gross land area is 10,874 +/- square feet or 0.25 +/- acres.
4. **Site Elevation:** TNH @ the SW quadrant of Rice St E and Walker Ave S = 976.33.
5. **Zoning Information:** The current Zoning for the subject property is R-3A (Single and Two Family Residential District) per the City of Wayzata's zoning map dated January 8, 2012. The setback, height, lot coverage and impervious surface coverage restrictions for said zoning designation were obtained from The City of Wayzata's Zoning Ordinance, found on their web site on the date of March 31, 2015 and are as follows:

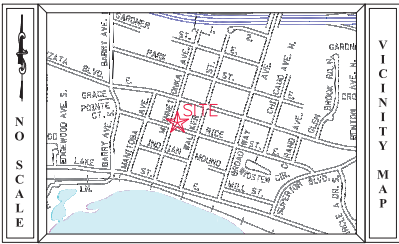
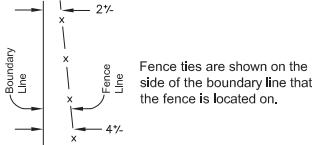
Principal Structure Setbacks - Front: 20 feet
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Lot Coverage: 30% of lot area
Impervious Surface Coverage : 35% of the lot area

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

6. **Hardcover Information:**

Existing Hardcover - Lot Area - 10,874 Sq.Ft. Structure Area - 1,658 Sq.Ft Paver Area - 336 Sq.Ft Wood Patio Area - 120 Sq.Ft Concrete & Bituminous Area - 932 Sq.Ft. Total Impervious Area - 3,046 Sq.Ft.	Proposed Hardcover - Lot Area - 10,874 Sq.Ft. Structure Area - 2,115 Sq.Ft Paver Area - 336 Sq.Ft Wood Patio Area - 120 Sq.Ft Concrete & Bituminous Area - 709 Sq.Ft. Total Impervious Area - 3,280 Sq.Ft.
(Structural Area / Lot Area) Total Lot Coverage - 15.2%	(Structural Area / Lot Area) Total Lot Coverage - 19.6%
(Total Impervious Area / Lot Area) Total Impervious Coverage - 28.0%	(Total Impervious Area / Lot Area) Total Impervious Coverage - 30.16%
7. **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 adj.)
SCALE IN FEET
20 10 0 10 20 40

SURVEY LEGEND

CAST IRON MONUMENT	A/C UNIT	BITUMINOUS
CATCH BASIN	CABLE TV PEDESTAL	CABLE TV
FLARED END SECTION	ELECTRIC TRANSFORMER	CONCRETE CURB
GATE VALVE	ELECTRIC MANHOLE	CONCRETE
GUY WIRE	ELECTRIC METER	CONTOUR EXISTING
HYDRANT	GAS METER	CONTOUR PROPOSED
SURVEY MONUMENT SET	GAS VALVE	DT DRAIN TILE
SURVEY MONUMENT FOUND	GUARD RAIL	ELECTRIC UNDERGROUND
SURVEY CONTROL POINT	HAND HOLE	FENCE
LIGHT POLE	SOIL BORING	FIBER OPTIC UNDERGROUND
POWER POLE	TREE CONIFEROUS	GAS GAS UNDERGROUND
SANITARY MANHOLE	TREE DECIDUOUS	OHU OVERHEAD UTILITY
SANITARY CLEANOUT	TELEPHONE MANHOLE	RAILROAD TRACKS
SIGN	TELEPHONE PEDESTAL	SANITARY SEWER
GROUND ELEVATION	TRAFFIC SIGNAL	STORM SEWER
STORM DRAIN	UTILITY MANHOLE	TELEPHONE UNDERGROUND
STORM MANHOLE	UTILITY PEDESTAL	UTL UTILITY UNDERGROUND
YARD LIGHT	WELL	WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
DH/IGH	1	EMW	10/19/2022	UPDATED PROPOSED ADDITION
DRAWN				
BDH				
CHECKED				
DBP				
DATE				
03/26/15				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 21st day of October, 2022.
Daniel L. Schmidt
Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147

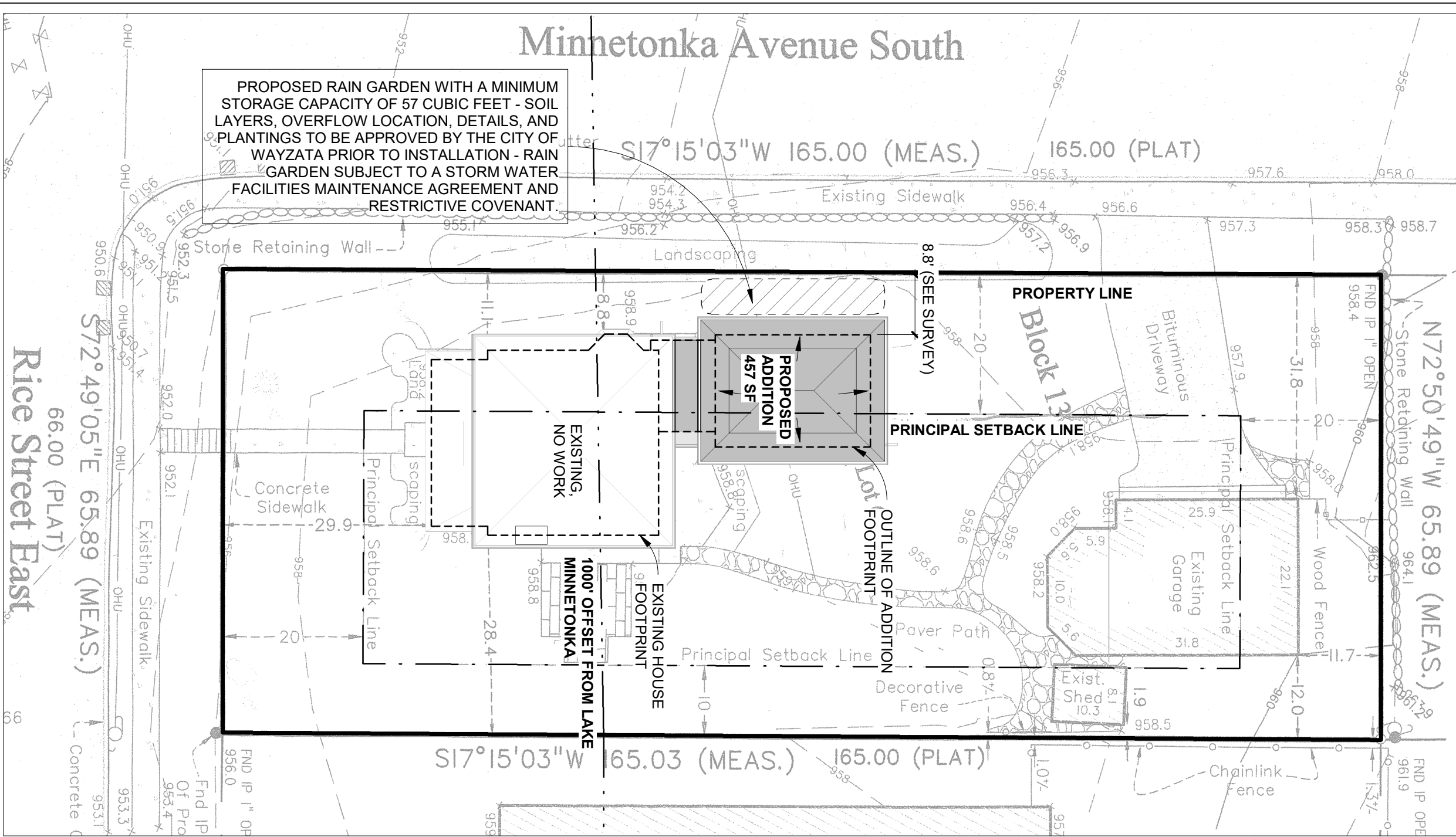


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TWP.117 - RGE.22 - SEC.06
HENNEPIN COUNTY
**WAYZATA,
MINNESOTA**

CERTIFICATE OF SURVEY
PREPARED FOR:
ROBERT KINGHORN

FILE NO.
46158-002
1
1

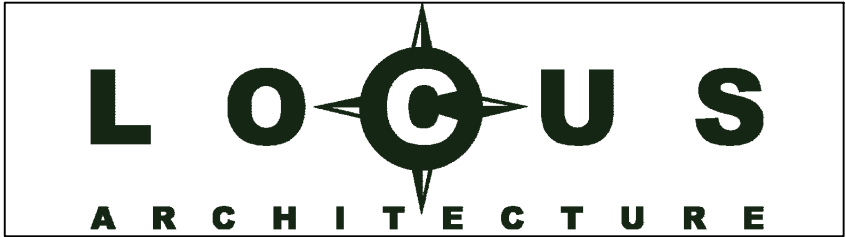
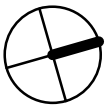


PROPOSED RAIN GARDEN WITH A MINIMUM STORAGE CAPACITY OF 57 CUBIC FEET - SOIL LAYERS, OVERFLOW LOCATION, DETAILS, AND PLANTINGS TO BE APPROVED BY THE CITY OF WAYZATA PRIOR TO INSTALLATION - RAIN GARDEN SUBJECT TO A STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT.

PROJECT ADDRESS: 507 RICE ST E, WAYZATA, MN 55391				
GOVERNING JURISDICTION	CITY OF WAYZATA			
ZONING	R-3A (SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT)	CITY OF WAYZATA ZONING MAP		
CODE ANALYSIS	PROPOSED	PER CODE	REFERENCE	COMMENTS
LOT SIZE	10,874 SF	9,000 SF MINIMUM	956.06 CITY OF WAYZATA CODE OF ORDINANCES	
LOT COVERAGE	2115 SF / 10874 SF = 19.6%	30% OF LOT AREA	956.07 CITY OF WAYZATA CODE OF ORDINANCES	(1,658 SF (EXISTING) + 457 SF (NEW ADDITION)) / 10,874 SF (LOT AREA)
IMPERVIOUS SURFACE	3280 SF / 10874 SF = 30.16%	35% OF LOT AREA	956.07 CITY OF WAYZATA CODE OF ORDINANCES	(3,046 SF (EXISTING IMPERVIOUS AREA) + 457 SF (NEW ADDITION FOOTPRINT) - 223 SF (CONCRETE REMOVED)) / 10,874 SF (LOT AREA)
SETBACK	PROPOSED	PER CODE	REFERENCE	COMMENTS
FRONT YARD	29.9'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	NO CHANGE PROPOSED
INTERIOR SIDE YARD	28.4'	10'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	NO CHANGE PROPOSED
REAR YARD	72.5'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	PROPOSED ADDITION
CORNER SIDE YARD	8.8'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	PROPOSED ADDITION TO ALIGN WITH EXISTING WALL LOCATION

NOTE:
ENTIRE PROPOSED ADDITION IS BEYOND THE 1,000 FT SHORELAND OFFSET FROM LAKE MINNETONKA

1 SITE PLAN
A-001 1/16" = 1'-0"



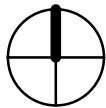
KINGHORN & NASH
ADDITION

No.	Description	Date

SITE PLAN		
Date	10/24/2022	A-001
507 RICE ST E WAYZATA, MN 55391		
		Scale 1/16" = 1'-0"



SITE LOCATION



EXISTING NORTH FACADE



EXISTING SOUTH FACADE



PROPOSED ADDITION, NORTH FACADE



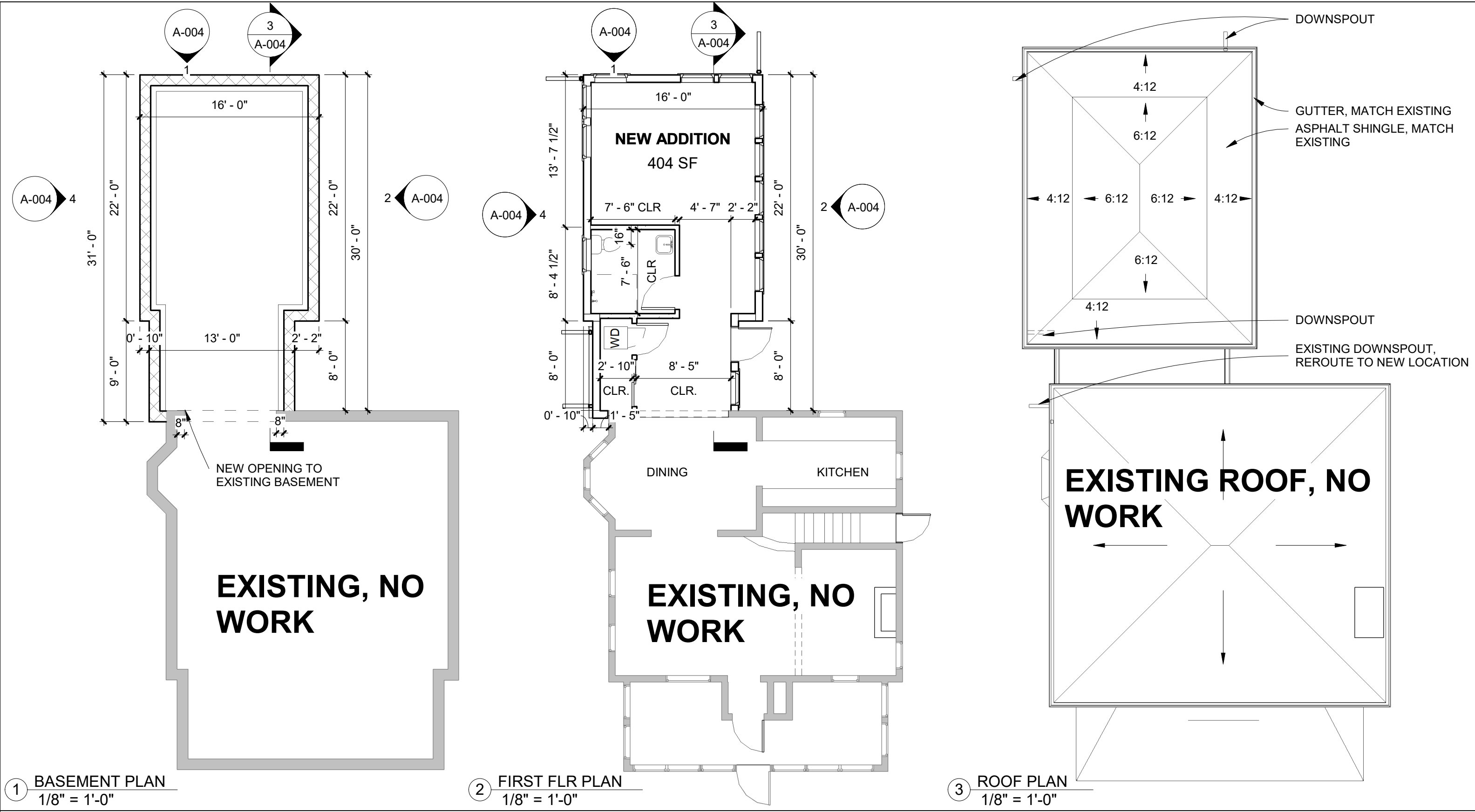
PROPOSED ADDITION, AERIAL LOOKING SOUTH WEST



KINGHORN & NASH ADDITION

No.	Description	Date

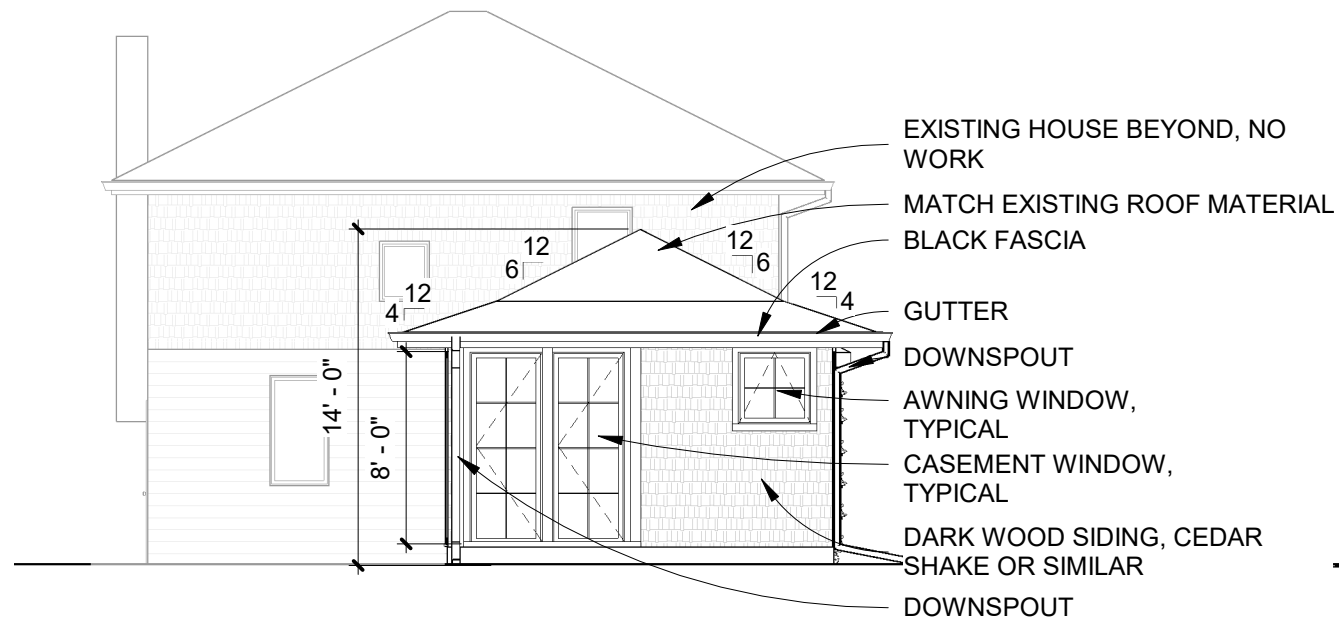
SITE LOCATION & VIEWS		
Date	09/27/2022	A-002
507 RICE ST E WAYZATA, MN 55391		
		Scale



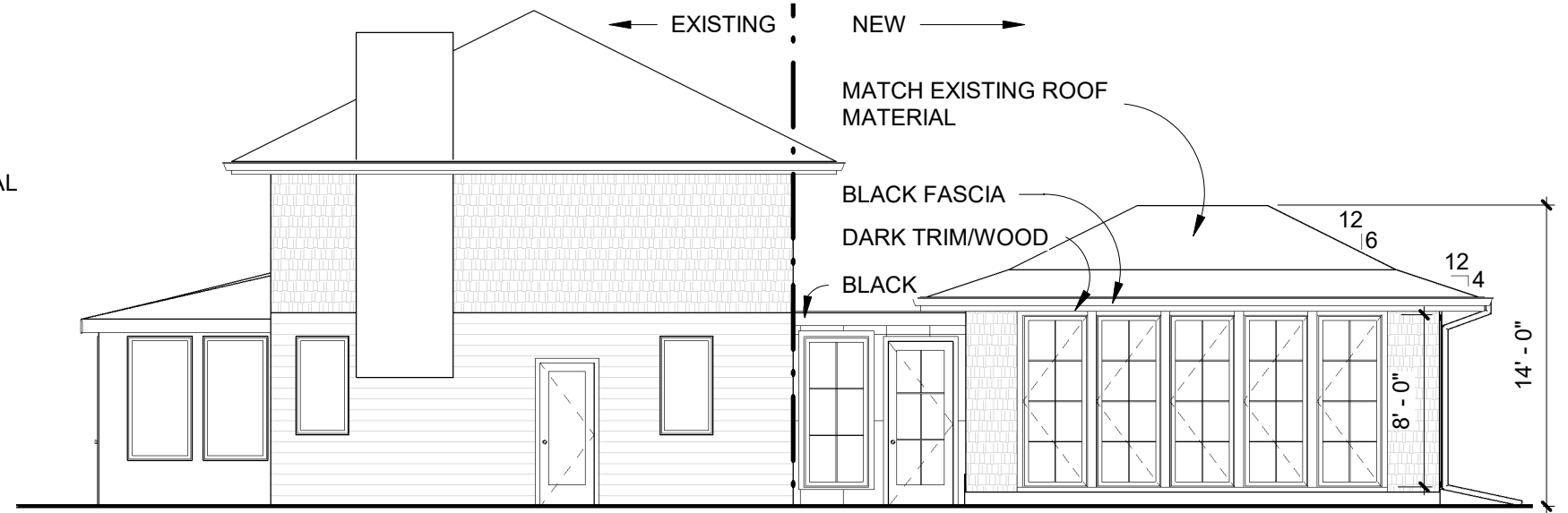
KINGHORN & NASH
ADDITION

No.	Description	Date

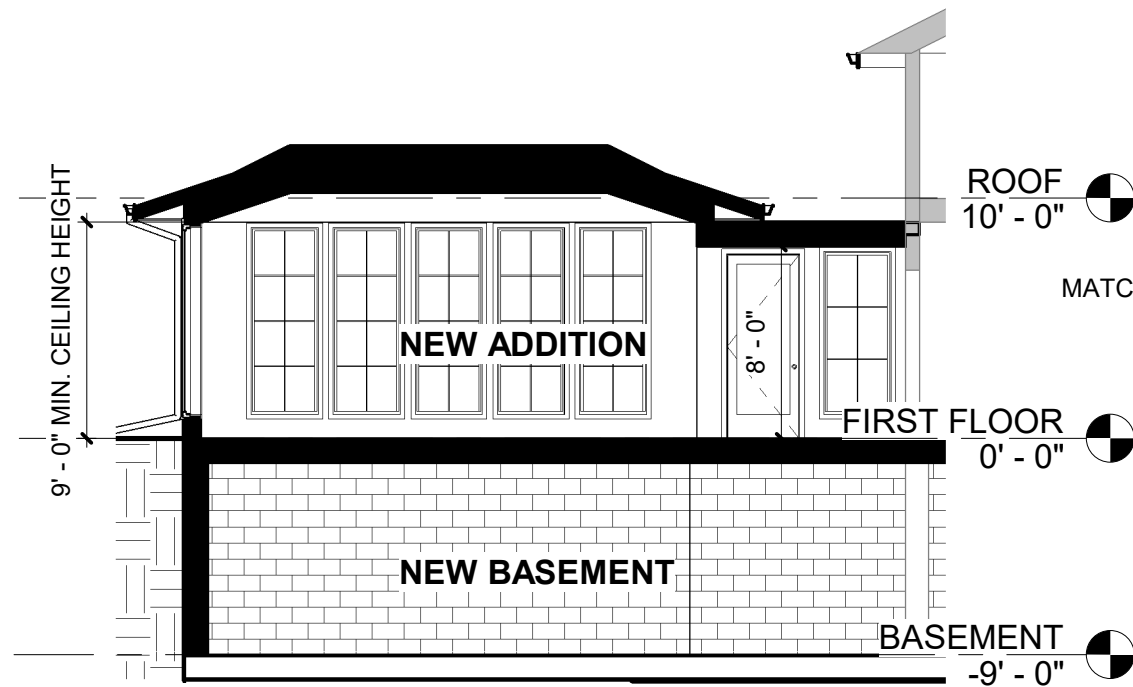
FLOOR PLANS		
Date	09/27/2022	A-003
507 RICE ST E WAYZATA, MN 55391		Scale 1/8" = 1'-0"



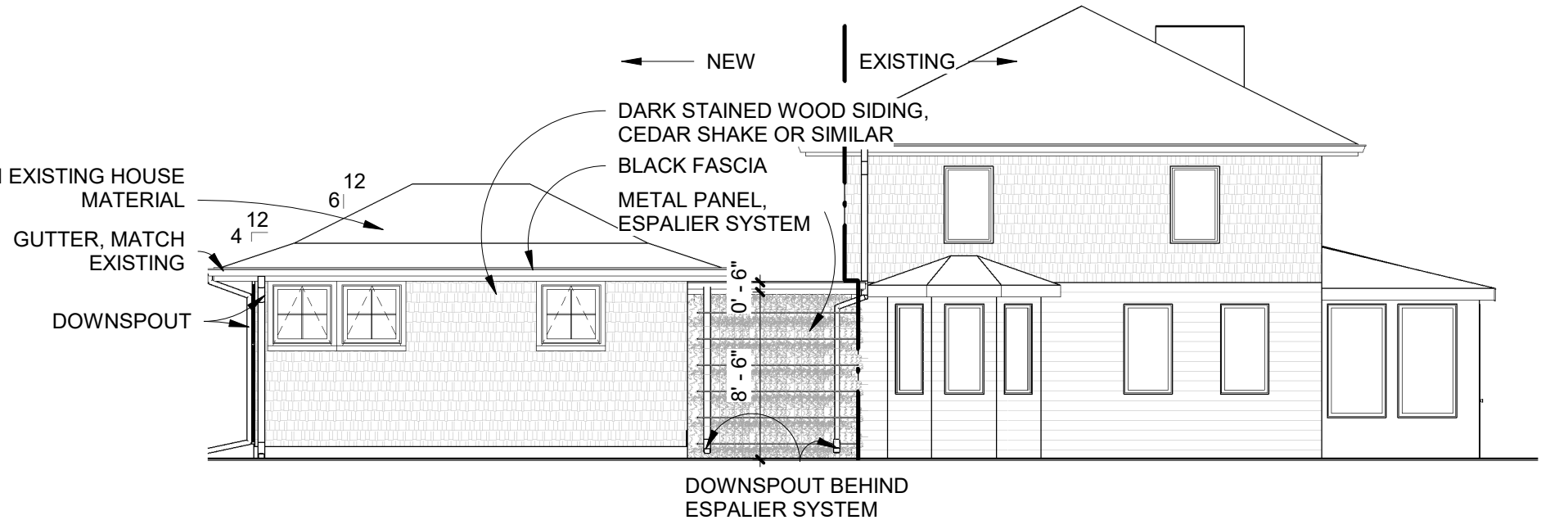
① NORTH ELEVATION
1/8" = 1'-0"



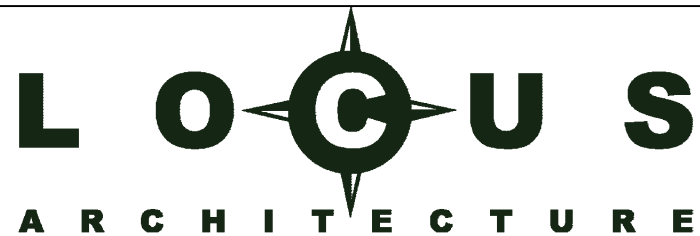
② EAST ELEVATION
1/8" = 1'-0"



③ N/S SECTION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



KINGHORN & NASH ADDITION

No.	Description	Date

ELEVATIONS

Date 09/27/2022

507 RICE ST E
WAYZATA, MN 55391

A-004

Scale 1/8" = 1'-0"



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 5, 2022	AGENDA ITEM: 6.a
TITLE: Consider Approval of Resolution Regarding Modification to the Redevelopment Plan for the Central Area Redevelopment District and Modifications to the TIF Plans for TIF Districts 3, 5, and 6	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

In the few years since TIF District 6 was created and as TIF District 5 has matured, staff has worked with consultants on maximizing the excess increment generated within these districts to help fund future capital projects. As a result, a TIF Cash Flow analysis was reviewed by the HRA in June and City Council in September which planned out the funding of future projects. There are some projects, including the Ferndale sidewalk, that are outside the original redevelopment district (CARD--Central Area Redevelopment District) that was created in 1977. Since TIF cannot be used to fund projects outside the district, the district area needs to be amended and increased in size to encompass these areas. This action and subsequent action by the City Council will increase the district's size to allow projects within the TIF Cash Flow analysis to be funded. The HRA approved the action at their November 22 meeting.

Attached is a draft resolution summarizing the amendments to the district boundaries as well as the necessary supporting documents including both the modification to the Redevelopment Plan (CARD) as well as amendments to the individual TIF Plans for districts #3, #4, and #5.

ACTION REQUESTED:

The Planning Commission should review the TIF Plan for consistency with the City's Comprehensive Plan, and adopt the draft Resolution.

ATTACHMENTS:

1. Planning Commission Resolution 01-2022
2. Schedule.Final.Wayzata CARD Modification
3. Redevelopment Plan.Wayzata CARD 2022
4. TIF Modifications.Wayzata CARD mod

**PLANNING COMMISSION
CITY OF WAYZATA, MINNESOTA**

RESOLUTION NO. 01-2022

**RESOLUTION OF THE CITY OF WAYZATA PLANNING COMMISSION
FINDING THAT THE MODIFICATIONS TO THE TAX INCREMENT
FINANCING PLANS FOR TAX INCREMENT FINANCING DISTRICTS NOS. 3,
5, AND 6 WITHIN THE CENTRAL AREA REDEVELOPMENT DISTRICT
CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND
REDEVELOPMENT OF THE CITY.**

WHEREAS, the Wayzata Housing and Redevelopment Authority (the “HRA”) and the City of Wayzata (the “City”) have proposed to adopt Modifications to the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 3, 5, and 6 (the “TIF Plan Modifications”) within the Central Area Redevelopment District and have submitted the TIF Plan Modifications to the City Planning Commission (the “Commission”) pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the TIF Plan Modifications to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the TIF Plan Modifications conform to the general plans for the development and redevelopment of the City as a whole.

Dated: December 5, 2022

Chair

ATTEST:

Secretary

Schedule of Events

City of Wayzata Hennepin County, Minnesota

For the proposed Modification to the Redevelopment Plan for Central Area Redevelopment District (CARD) & the proposed modifications of Tax Increment Financing District Nos. 3, 5 and 6

November 8, 2022

November 4, 2022	Ehlers confirms drafting documentation with City staff.
November 4, 2022	Letter and waiver received by County Commissioner giving notice of the modifications (at least 30 days prior to publication of public hearing notice). [Ehlers will distribute.]
November 4, 2022	Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing). [Ehlers will distribute.]
November 14, 2022	Ehlers completes internal review of Modified Plans.
November 17, 2022	Publication of hearing notice and map in the <i>Wayzata Orono Plymouth Long Lake Sun Sailor</i> (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions by November 9, 2022. Official publication deadline: November 10, 2022 @ 2:00 PM.]
November 22, 2022	HRA meets at 7:30 AM to review the Plans, and considers a resolution approving the Plans. [Attorney provides resolution by November 15, 2022.]
December 5, 2022	Planning Commission meets at 6:30 PM to review Plans and consider a resolution affirming the Plans conform to the general plans for development and redevelopment of the City as a whole. [Attorney provides resolution information by November 28, 2022.]
December 6, 2022	City Council holds public hearing at 7:00 PM on the modification to the Redevelopment Plan for Central Area Redevelopment District and the proposed modifications of Tax Increment Financing District Nos. 3, 5 and 6 and considers a resolution approving the Plans. [Ehlers and attorney provide packet information by November 29, 2022.]
December 7, 2022	City may issue building permits.
December 31, 2022	Deadline for Ehlers to file the Plans with the MN Department of Revenue, Office of the State Auditor and the County.

Adoption Date: December 27, 1977

Modification #1: July, 1979

Modification #2: June, 1986

Modification #3: February 25, 1995

Modification #4: Public Hearing: December 6, 2022

Housing and Redevelopment Authority

**City of Wayzata, Hennepin County,
Minnesota**

MODIFICATION TO THE REDEVELOPMENT PLAN

Central Area Redevelopment District



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

TABLE OF CONTENTS

MUNICIPAL ACTION TAKEN	2
REDEVELOPMENT PLAN FOR CENTRAL AREA REDEVELOPMENT DISTRICT	3
DEFINITIONS	3
STATUTORY AUTHORITY	4
STATEMENT OF AND FINDING OF PUBLIC PURPOSE	4
STATEMENT OF OBJECTIVES	6
STATEMENT OF PUBLIC FACILITIES AND COSTS TO BE FINANCED	7
FUNDING OF DEVELOPMENTS AND REDEVELOPMENTS	8
ENVIRONMENTAL CONTROLS	8
PROPOSED REUSE OF PROPERTY	8
OPEN SPACE TO BE CREATED	8
ADMINISTRATION AND MAINTENANCE OF CENTRAL AREA REDEVELOPMENT DISTRICT	9
REHABILITATION	9
RELOCATION	9
PROPERTY ACQUISITION	9
MODIFICATION OF THE REDEVELOPMENT PLAN AND/OR CENTRAL AREA REDEVELOPMENT DISTRICT	10
DESCRIPTION OF BOUNDARIES OF CENTRAL AREA REDEVELOPMENT DISTRICT	10
Appendix A: Map of Central Area Redevelopment District	

MUNICIPAL ACTION TAKEN

Based upon the statutory authority described in the Redevelopment Plan attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City of Wayzata's (the "City") development objectives as set forth in the Redevelopment Plan, the Wayzata Housing and Redevelopment Authority (the "HRA") has created, established and designated Central Area Redevelopment District ("CARD") pursuant to and in accordance with the requirements of Minnesota Statutes, Section 469.001 to 469.047 (the "HRA Act") and the TIF Act as defined in the definitions of this document.

The following municipal action was taken in connection with Central Area Redevelopment District:

Central Area Redevelopment District

1. Original Redevelopment Plan. The City and HRA adopted the original redevelopment plan and the first tax increment financing plan on December 27, 1977. Those plans created a redevelopment project pursuant to Minnesota Statutes, Chapter 462 (the Project Area) and a tax increment financing district (the TIF District).
2. 1979 Amendment to Redevelopment Plan. The Redevelopment Plan was amended in July 1979 to enlarge the Project Area and authorize additional redevelopment activities.
3. 1986 Amendment to Redevelopment Plan. The Redevelopment Plan was amended in June 1986 to enlarge the Project Area and authorize additional redevelopment activities to include TIF District #2.
4. 1995 Amendment to Redevelopment Plan. The Redevelopment Plan was amended on February 21, 1995 to enlarge the Project Area and include TIF District #3.
5. 2022 Amendment to Redevelopment Plan. The Redevelopment Plan was amended on December 6, 2022 to enlarge the Project Area to be coterminous with the corporate boundaries of the City and update the overall Redevelopment Plan.

REDEVELOPMENT PLAN FOR CENTRAL AREA REDEVELOPMENT DISTRICT

DEFINITIONS

The terms defined below shall, for purposes of this Redevelopment Plan, have the meanings herein specified, unless the context otherwise specifically requires.

"City" means the City of Wayzata.

"City Council" means the City Council of the City of Wayzata.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Hennepin, Minnesota.

"HRA" means the Wayzata Housing and Redevelopment Authority.

"HRA Act" means Minnesota Statutes, Section 469.001 through 469.047.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Project Area" means the real property within the City.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act, HRA Act, or EDA Act.

"Public Improvements" means the public improvements described in the Redevelopment Plan and Tax Increment Financing Plan.

"Redevelopment Plan" means this Redevelopment Plan for Central Area Redevelopment District, as initially proposed, and as it shall be modified.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Redevelopment Plan for Central Area Redevelopment District and in the Tax Increment Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.179, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Central Area Redevelopment District.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by the HRA or City for any Tax Increment Financing District.

STATUTORY AUTHORITY

The City and HRA have determined that it is necessary, desirable, and in the public interest to modify the Redevelopment Plan for the Project Area, pursuant to the provisions of the HRA Act. The City and HRA have also determined that the funding of the necessary activities and improvements in the Project Area shall be accomplished in part or in whole through tax increment financing in accordance with the TIF Act

The Tax Increment Financing Act authorizes the City and HRA, upon certain findings, establish and designate tax increment financing districts within the Redevelopment Project and to adopt and implement a tax increment financing plan to accomplish the Redevelopment Plan established for the Project Area.

STATEMENT OF AND FINDING OF PUBLIC PURPOSE

The City and HRA finds that there is a need for development and redevelopment within the City and the Project Area to remedy blight and blighting conditions, prevent the emergence of blight, promote the health, safety and welfare of City residents, encourage related development and redevelopment in order to provide employment opportunities, and protect and improve the tax base and general economic vitality of the City and State. The City and HRA has further determined that there is a need for the HRA to take certain actions designed to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized and unused land located within the corporate limits of the City

The City and HRA have found that there is a need for development and redevelopment within the City based upon the following conditions:

1. The City contains numerous parcels containing buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, and a combination of these and other factors is detrimental to the safety, health, morals or welfare of the community.
2. The City's infrastructure including streets and utilities require reconstruction and the City lacks parking facilities and site improvements essential to preparing and making sites available for meaningful development.
3. The City requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing mergence and continuation of blight and the occurrence of conditions requiring redevelopment
4. The City contains vacant, unused, underused and inappropriately used land.

Therefore, the City and HRA have determined there is a need for the HRA to take certain actions and develop and administer a program for improving the Project Area, to provide an impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential development and redevelopment and to provide other facilities as are outlined in the Redevelopment Plan.

The HRA finds that:

- (a) the land within the Redevelopment Project would not be available for development or redevelopment without the financial aid to be sought under this Redevelopment Plan;
- (b) the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise; and
- (c) that the Redevelopment Plan conforms to the general plan for the development of the City as a whole.

STATEMENT OF OBJECTIVES

The modification of the Project Area in the City pursuant to the HRA Act is necessary and in the best interests of the City and its residents and is necessary to give the HRA the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the City in the normal development process.

The HRA intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Redevelopment Plan:

1. Promote and secure the prompt development of property in the Project Area in a manner consistent with the City's Comprehensive Plan and with minimal adverse impact on the environment, which property is less productive because of substandard conditions or blighting factors, lack of proper utilization and lack of investment, thereby promoting and securing the development of other land in the City;
2. Provide and secure the development of increased opportunities for families to reside in quality housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.
3. Prevent the emergence of, and promote redevelopment of, blighted or marginal property.
4. Promote and secure additional employment opportunities within the Project Area and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
5. Encourage the expansion and improvement of local business, economic activity and development, whenever possible.
6. Promote the development of adequate public facilities necessary to serve the area within the Project Area.
7. Construct, acquire or finance any public facilities, including sanitary sewer, water, storm drainage, roads, interchanges, parking lots and ramps, transit facilities and recreational facilities, deemed necessary and desirable for the development or redevelopment of the Project Area.

8. Assist in development or redevelopment through provision of public services, environmental remediation, demolition and relocation, soil and terrain corrections or site improvements, or land acquisition, all in cases deemed appropriate by the HRA.
9. Create a desirable and unique character within the Project Area through quality land use alternatives and design quality in new buildings.
10. Secure the increase in value of property subject to taxation by the City, School Districts, County and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
11. Employ any powers of the HRA under the HRA Act for the benefit of the Project Area in such cases and upon such terms as the HRA may deem appropriate.

STATEMENT OF PUBLIC FACILITIES AND COSTS TO BE FINANCED

The HRA will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the HRA Act, the Tax Increment Financing Act and other applicable State laws, and in doing so anticipates that the following may, but are not required, to be undertaken by the HRA:

- (a) The making of studies, planning, and other formal and informal activities relating to the Redevelopment Plan.
- (b) The implementation and administration of the Redevelopment Plan.
- (c) Requesting the re-zoning of land within the City.
- (d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Redevelopment Plan.
- (e) The preparation of property for use and development in accordance with applicable Land Use Regulations and any development agreements, including demolition of structures, clearance of sites, placement of fill and grading.
- (f) The resale of property to private parties.

- (g) The construction or reconstruction of facilities to own and lease as described in the Tax Increment Financing Plans.
- (h) The issuance of Tax Increment Bonds to finance the Public Costs of the Redevelopment Plan, and the use of Tax Increments or other funds available to the City to pay or finance the Public Costs of the Redevelopment Plan incurred or to be incurred by it pursuant to the Development Agreement.
- (i) The use of Tax Increments to pay debt service on the Tax Increment Bonds or otherwise pay or reimburse with interest the Public Costs of the Redevelopment Plan

FUNDING OF DEVELOPMENTS AND REDEVELOPMENTS

The City and HRA may establish one or more TIF Districts in the Project Area to finance Public Improvements. The HRA may also use any other revenues available to the HRA to pay such costs, including without limitation grant funds, property tax abatements through the City under Minnesota Statutes, Sections 469.1812 to 469.1815, and proceeds of a special tax, if any, levied under Section 469.033 of the HRA Act.

ENVIRONMENTAL CONTROLS

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

PROPOSED REUSE OF PROPERTY

The Redevelopment Plan contemplates that the HRA or City may acquire property and reconvey the same to another entity. It is the intent of the HRA and City to negotiate the acquisition of property whenever possible that is in the best interest of the City. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the City or HRA is a party.

OPEN SPACE TO BE CREATED

Any open space within the Project Area will be created in accordance with the zoning and ordinances of the City.

ADMINISTRATION AND MAINTENANCE OF CENTRAL AREA REDEVELOPMENT DISTRICT

Maintenance and operation of the Redevelopment Plan will be the responsibility of the City Manager (the “Administrator”). Each year, the Administrator of the Redevelopment Plan will submit to the City Council the maintenance and operation budget for the following year.

The Administrator of the Redevelopment Plan will administer the Redevelopment Plan pursuant to the provision of the HRA Act; provided, however, that such powers may only be exercised at the direction of the HRA. No action taken by the Administrator of the Redevelopment Plan pursuant to the above-mentioned powers shall be effective without authorization by the HRA.

REHABILITATION

Owners of properties within the Redevelopment Area may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Redevelopment Area from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

RELOCATION

Any person or business that is displaced as a result of the Redevelopment Plan will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The HRA accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

PROPERTY ACQUISITION

The HRA or City intends to acquire such property, or appropriate interest therein, within the Project Area as the HRA or City may deem to be necessary or desirable to assist in the implementation of the Redevelopment Plan.

MODIFICATION OF THE REDEVELOPMENT PLAN AND/OR CENTRAL AREA REDEVELOPMENT DISTRICT

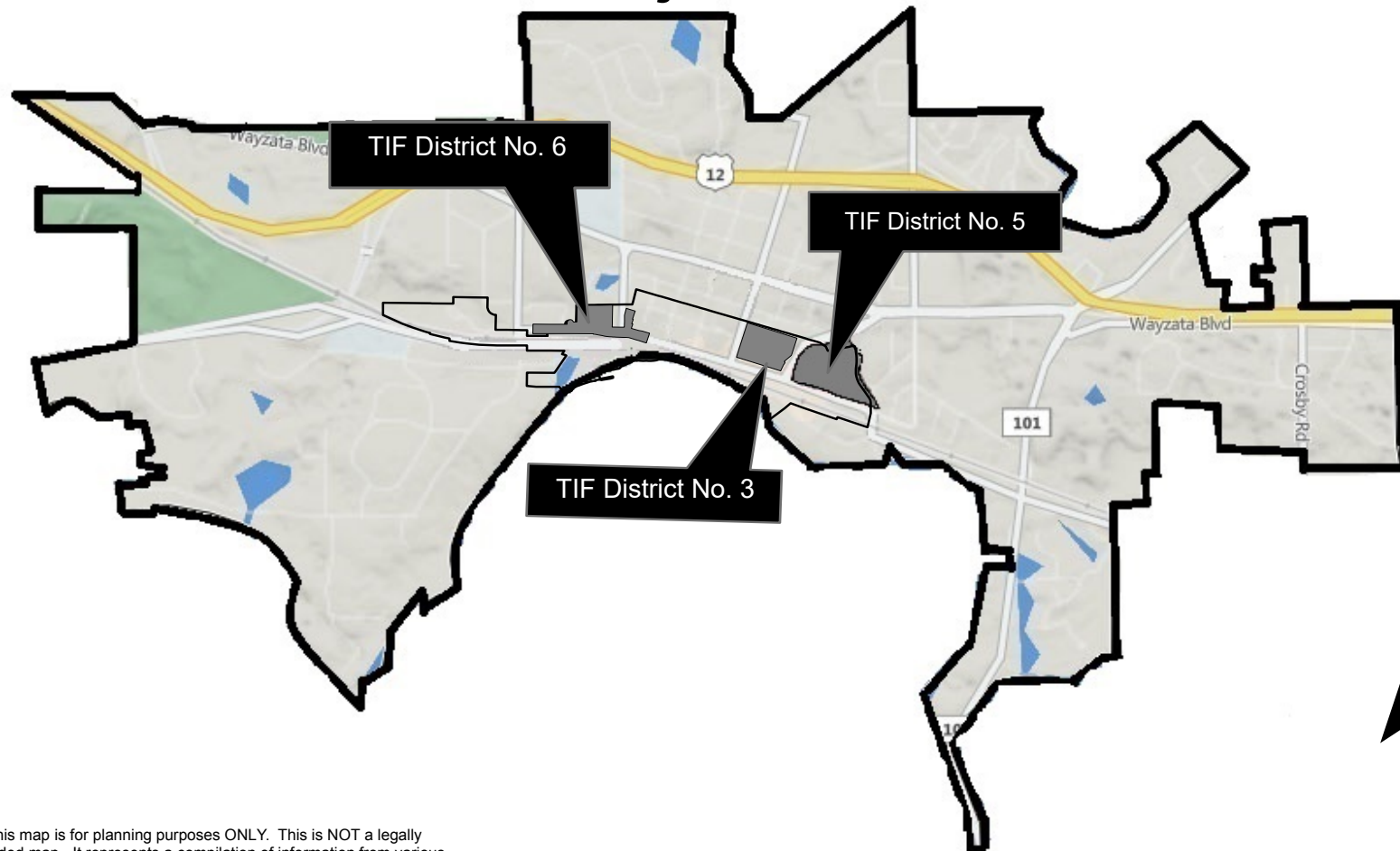
The City and HRA reserves the right to alter and amend the Redevelopment Plan and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The HRA specifically reserves the right to enlarge or reduce the size of the Project Area and the Tax Increment Financing District, the Redevelopment Plan, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

DESCRIPTION OF BOUNDARIES OF CENTRAL AREA REDEVELOPMENT DISTRICT

The boundaries of the Project Area shall be coterminous with the corporate boundaries of the City of Wayzata.

Appendix A: Map of Central Area Redevelopment District

Central Area Redevelopment District (CARD) Project Area



This map is for planning purposes ONLY. This is NOT a legally recorded map. It represents a compilation of information from various sources.

Legend

-  New CARD Project Area
(coterminous with City Limits)
-  Previous CARD Project Area



Public Hearing: December 6, 2022

City of Wayzata

Hennepin County, Minnesota

MODIFICATION TO THE Tax Increment Financing (TIF) Plans Tax Increment Financing District Nos. 3, 5 and 6



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Modification to the Tax Increment Financing Plans for Tax Increment Financing District Nos. 3, 5 and 6

INTRODUCTION

The boundaries of the Redevelopment Plan for Central Area Redevelopment District (the “Project Area”) are expanded to be coterminous with the corporate boundaries of the City of Wayzata (the “City”). The purpose of this modification is to incorporate the revised Project Area Boundaries in the TIF Plans of TIF Districts 3, 5, and 6.

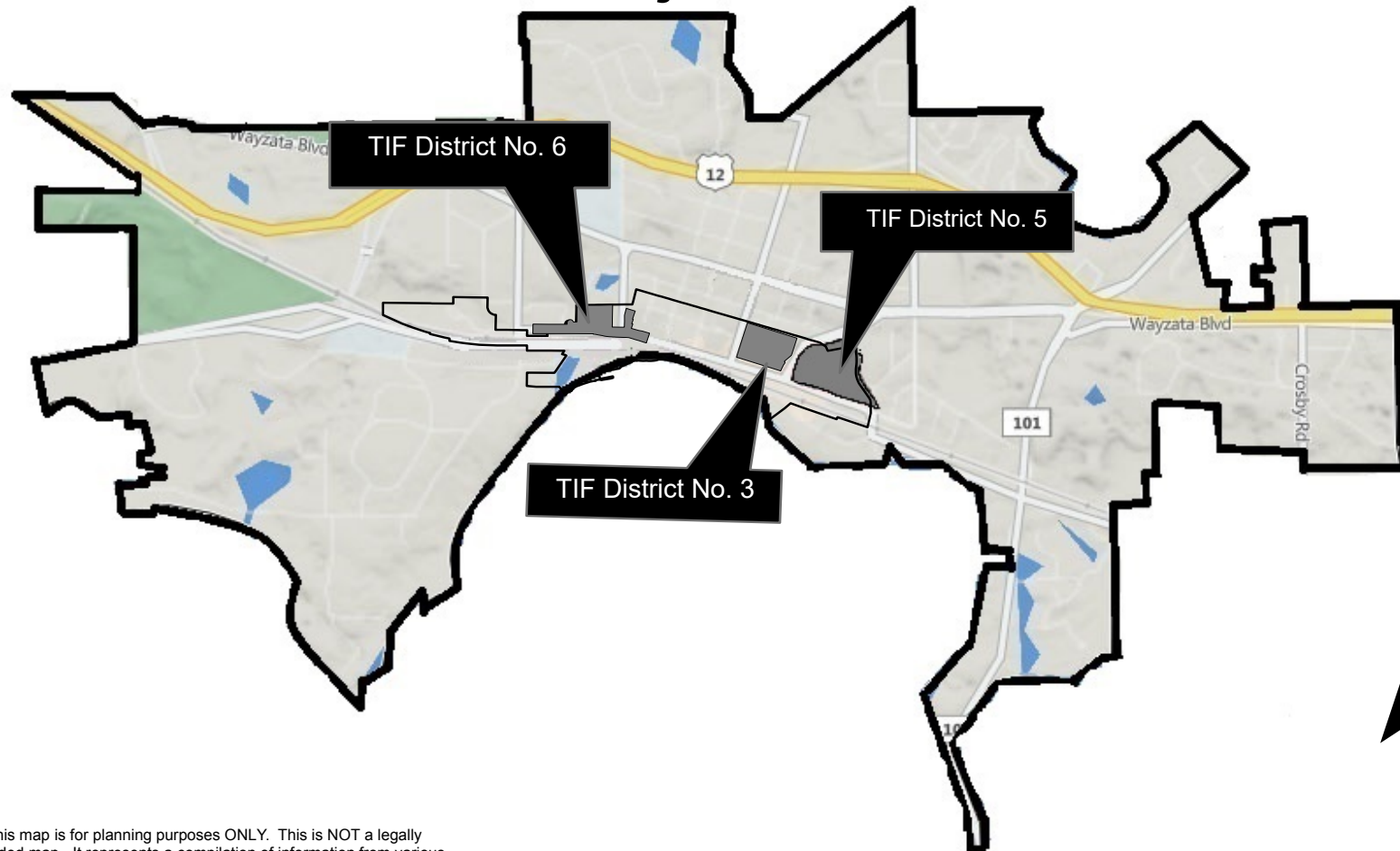
MODIFICATION

The City of Wayzata Housing and Redevelopment Authority (the “HRA”) and the City are hereby modifying the following Tax Increment Financing Plans to reflect the expansion of the boundaries of the Central Area Redevelopment District:

- TIF District 3
- TIF District 5
- TIF District 6

Appendix A: Map of the Central Area Redevelopment District and the TIF Districts

Central Area Redevelopment District (CARD) Project Area



This map is for planning purposes ONLY. This is NOT a legally recorded map. It represents a compilation of information from various sources.

Legend

-  New CARD Project Area
(coterminous with City Limits)
-  Previous CARD Project Area





City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 5, 2022	AGENDA ITEM: 7.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 Wednesday, January 4, 2023. The December 19 meeting has been canceled. The 2023 City Calendar is attached, and the 2023 Liaison Schedule will be available when new Planning Commissioners have been appointed.

ACTION REQUESTED:

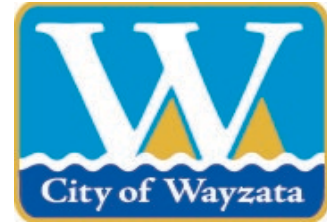
N/A

ATTACHMENTS:

1. 2022 Wayzata City Calendar
2. 2022 Planning Commission Liaison Schedule
3. 2023 Wayzata City Calendar

City of Wayzata

2022 Meeting Calendar



January 2022						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 2022						
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022						
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13	14	15	16	17	18	19
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27	28	29	30	31		

April 2022						
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022						
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15	16	17	18	19	20	21
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29	30	31				

June 2022						
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26	27	28	29	30		

July 2022						
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24	25	26	27	28	29	30
31						

August 2022						
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21	22	23	24	25	26	27
28	29	30	31			

September 2022						
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4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2022						
S	M	T	W	Th	F	S
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2022						
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- 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

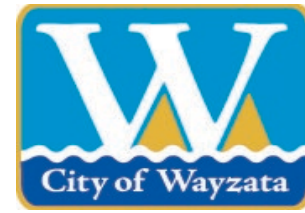
General Election - November 8, 2022

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

January 2023						
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November 2023						
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City Offices Closed

Precinct **Caucuses - Feb 1, 2023**

Revised
9/13/2022