

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
January 5, 2015**

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

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

Present at roll call were Commissioners: Gonzalez, Ramy, Vanderheyden, Iverson and Gruber (7:02 p.m.). Commissioners absent and excused: Young, and Gnos. City Planner Gadow and City Attorney David Schelzel were also present.

Chair Gonzalez stated the minutes to be reviewed are from the December 15, 2014 meeting.

Commissioner Vanderheyden stated on page 8, line 23, "Grows" should be changed to "Grose," line 28 "Dollan" should be changed to "Dolan," and on page 15, line 28 should be clarified because he was asking a question regarding the options the Planning Commission had not making a recommendation.

Commissioner Vanderheyden made a motion, Seconded by Commissioner Ramy, to approve the December 15, 2014 meeting minutes as amended. The motion carried unanimously.

Chair Gonzalez welcomed new Planning Commission Member Commissioner Gruber.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a. 294 Grove Lane – Wayzata Brew Works LLC and Boatworks II LLC

i. Amendment to PUD/CUP to allow microbrewery and distillery operation.

ii. Conditional Use Permit to allow microbrewery and distillery operation.

City Planner Gadow stated Boatworks II LLC and Wayzata Brew Works LLC have submitted an application for approval of an Amendment to an existing Planned Unit Development (PUD) Conditional Use Permit (CUP) and a new Conditional Use Permit to allow the operation of a microbrewery/distillery facility at 294 Grove Lane. The Applicant received approval for a similar application in August of 2014 and is requesting the same approvals for this application as previously granted. He reviewed the Staff reports and outlined the proposal including the site plan, elevations, and parking plan based on the new Ordinances.

Commissioner Ramy asked if the planning Commission would have to consider the potential future development at 259 Lake Street.

City Planner Gadow stated the proposed future development at 259 Lake Street would have to provide allowances for the Boatworks facility to have access to 85 parking spaces as part of a parking easement.

Commissioner Ramy asked for clarification regarding trash removal.

1
2 Mr. Robert Klick, Wayzata Brew Works LLC, 294 Grove Lane, Wayzata, explained the trash
3 would be located inside the facility and there would be a new pick up zone towards the front of
4 the building. They would bring the trash out for pickup on the designated days.

5
6 Mr. Terry Schneider, Project Developers, 15333 Boulder Creek Drive, Minnetonka, stated the
7 bulk of the trash is from 6Smith and in order to accommodate the trash containers they will be
8 stored in a small room located inside. The recycling would be handled similarly.

9
10 Commissioner Gruber asked if there were plans to produce anything beyond beer at this time.

11
12 Mr. Klick stated they had plans to do distilling for hard cider. They cannot sell distilled products
13 on site. They can only sell distilled products through a distributor. They chose to sell beer and
14 produce other products.

15
16 Commissioner Iverson asked what the plans were for employee parking.

17
18 Mr. Klick stated employee parking would be in front of the garage door and servers would have
19 to find parking were available.

20
21 Commissioner Iverson asked if there were concerns about the amount of bike parking currently
22 being used or if there has been discussion regarding designation of parking for each business.

23
24 City Planner Gadow stated they had talked with Three Rivers Park District to see if there would
25 be an opportunity to enhance some of the parking. They may have funds available to help
26 augment some of the parking but it would be more challenging to designate parking. There are a
27 few spaces designated for Three Rivers. The City would continue to monitor the parking and
28 work on finding ways to allow people to utilize the bike trails without impacting the parking for
29 the businesses.

30
31 Commissioner Gruber asked if safety would be a concern during the summer months because
32 there is heavy boat activity in the area where employees would be parking.

33
34 Mr. Klick stated this is a private slip that is owned by the Boatworks and they have been
35 working with them. The hours of operation for this are not the same as the hours proposed for
36 the Brew Works facility.

37
38 Commissioner Vanderheyden asked for clarification on the number of parking spaces in the
39 parking easement for 259 Lake Street.

40
41 City Planner Gadow clarified the number of spaces in this easement is 85.

42
43 Commissioner Vanderheyden clarified the City Council would render the decision regarding
44 special events.

45

1 City Planner Gadow stated the Planning Commission does not have to take action regarding
2 special events but is welcome to provide input for the City Council to consider.

3
4 Chair Gonzalez asked if a new license or permit would have to be applied for with each special
5 event.

6
7 City Planner Gadow stated typically the special event permits are on a case-by-case basis. The
8 City Council may request a list of special events they are proposing and approve those under one
9 permit. They have typically been done individually so if there are changes that need to be made
10 the City has that ability.

11
12 Chair Gonzalez asked if there were any landscaping plans for the east side of the facility.

13
14 Mr. Klick stated they would like to do something but they have nothing specific at this time.

15
16 Chair Gonzalez clarified the application does not trigger a design standard review and the
17 Commission is merely providing suggestions to the applicant.

18
19 Chair Gonzalez opened the public hearing at 7:31 p.m.

20
21 There being no public comment Chair Gonzalez closed the public hearing at 7:32 p.m.

22
23 Commissioner Iverson suggested a condition be added that required some sort of exterior
24 containers that provide some landscaping or some type of landscaping that would be year round.

25
26 City Attorney Schelzel suggested the Commission review the previous conditions of approval.

27
28 Chair Gonzalez stated Condition 4.1.B requires the Applicant to provide a flow analysis report
29 for the existing Lift Station. She asked if this condition had been satisfied.

30
31 City Planner Gadow stated the Public Works Department is still working on the flow analysis to
32 determine what it would cost to do the upgrades. The City expects to have an answer for the
33 applicant next week. He stated Condition 4.1.C has been met by the modification in the plan.
34 Condition 4.1.G has been satisfied because the City adopted the Zoning amendment and the
35 Liquor Ordinance amendment.

36
37 City Attorney Schelzel clarified the Planning Commission could proceed based on the findings
38 on record, removing those conditions that have been identified as no longer relevant and adding
39 any new conditions. There is enough in the record that the Planning Commission could move
40 forward with a recommendation for adoption at this time.

41
42 Commissioner Gruber made a motion, Seconded by Commissioner Vanderheyden to recommend
43 approval of the application as submitted based on the Staff Report and the Planning Commission
44 Report and Recommendation from August 2014 and City Council Resolution 23-2014 which
45 includes the findings of fact and previous conditions of approval and striking those conditions

1 that have been satisfied and adding a condition that landscaping be added to the east façade of
2 the building. The motion carried unanimously.

3
4 City Planner Gadow stated this would be presented to the City Council at their January 20
5 meeting.

6
7 **AGENDA ITEM 3. Other Items:**

8
9 a. **Review and adoption of Planning Commission Report and Recommendation on**
10 **PUD and Associated Approvals for 236 and 240 Minnetonka Avenue and 519 Indian**
11 **Mound.**

12
13 Chair Gonzalez stated the vote for this application had been 4 to 3 and two of the Commissioners
14 that had voted in favor of the application are not at the meeting. She asked if this item should be
15 continued to the next meeting.

16
17 City Attorney Schelzel stated the Commission is not voting on the application at this time. The
18 Commission had acted on the Application during the previous meeting. The vote at this time
19 would be if the report presented reflects the action recommended by the Commission. Specific
20 concerns can be stated for the record.

21
22 Chair Gonzalez reviewed her concerns with the project including the restrictions the residents
23 put on the retail space.

24
25 Commissioner Vanderheyden stated on page 13, Item 5 under Common Open Space would be in
26 the northeast corner not the northwest.

27
28 Commissioner Ramy stated in Section 4.1, Item C should include seasonal screening of this
29 equipment.

30
31 Commissioner Vanderheyden stated the Commission had discussed this and the Applicant had
32 agreed to use similar material to match the exterior of the building.

33
34 City Planner Gadow stated this could be added at this time.

35
36 Commissioner Iverson stated the minutes do not reflect that she had suggested architectural
37 elements be added to the side of the building that faces the parking lot and she would like to be
38 sure the minutes reflect this suggestion. She offered the heated sidewalk as a suggestion not a
39 condition.

40
41 Commissioner Vanderheyden made a motion, Seconded by Chair Gonzalez to adopt the draft
42 Staff Report and Planning Commission Recommendation for approval of: the Concept/General
43 Plan PUD, Rezoning to PUD District, Concurrent Preliminary and Final Plat for Lot
44 Combination, Shoreland Conditional Use Permit, a Variance for Building Height in a PUD
45 District, a Conditional Use Permit for Elevator Penthouse and Stairs, Building Setback

1 Variances, project design review, and site plan review to include the corrections, changes, and
2 suggestions presented for 236 and 240 Minnetonka Avenue and 519 Indian Mound.

3
4 Chair Gonzalez stated another reason she had not approved this projected had been the setback
5 variances requested and the encroachment into the right-of-way.

6
7 The motion was called to a vote. The motion carried 4-ayes and 1-nay (Iverson).

8
9 City Planner Gadow stated this would be presented to the City Council at their January 20
10 meeting.

11
12 **b. Review of Development Activities**

13 City Planner Gadow stated a tour with the Great River Green Energy in Maple Grove was
14 scheduled for Thursday January 15. The Planning Commission would not meet on January 19
15 due to Martin Luther King Day but would meet on January 26. The next Planning Commission
16 meeting would include the election of Chair and Vice-Chair.

17
18 **c. Other Items**

19 Chair Gonzalez asked if there would be a training session and refresher course for the Planning
20 Commissioners.

21
22 City Planner Gadow stated the new Commissioners have been provided with the City's guiding
23 documents and there would be something similar to what has been done in the past scheduled in
24 February.

25
26 Commissioner Ramy reviewed the City Council meeting and actions taken by the Council
27 including discussions from the telecommunications regarding screening and the Lake Street
28 project was presented. The project was denied by the City Council. He suggested the
29 Commission continue looking at the ordinances regarding telecommunications.

30
31 **AGENDA ITEM 4. Adjournment.**

32
33 There being no further business, Commissioner Vanderheyden made a motion, seconded by
34 Commissioner Ramy, to adjourn the meeting. The motion passed unanimously.

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36 The meeting was adjourned at 8:03 p.m.

37
38 Respectfully submitted,

39
40 Tina Borg
41 *TimeSaver Off Site Secretarial, Inc.*