

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 6, 2023**

AGENDA ITEM 1. Call to Order

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

Chair Stockton read a prepared statement regarding public participation at the meeting.

AGENDA ITEM 2. Roll Call

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

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

Absent at roll call were Commissioners: Schwalbe, Merriam, and Douglas

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Sorensen to approve the February 6, 2023 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the January 23, 2023 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval for Development Application for Cantissimo Senior Living at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace
- c.) Approval of Planning Commission Report and Recommendation of Denial for Development Application for Black Dog Homes Addition at 1030 Lake Street E

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

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

Commissioner Elg made a motion, seconded by Commissioner Severson, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Wayzata Country Club at 200 Wayzata Blvd W

Community Development Director Goellner explained the request from the Wayzata Country Club for variances for impervious surface and parking setback. She reviewed the zoning and land use for the surrounding neighborhood and existing conditions. She explained that they are proposing to replace and expand the current parking lot and reviewed the two variance requests. She gave a brief overview of the comments submitted by the Engineering Department and the City Forester. She outlined the neighborhood notification efforts and explained that the City has not received any public comment on this application.

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

Commissioner Severson asked if the 0 foot setback was basically at the property line that currently runs through the middle of the parking lot.

Community Development Director Goellner stated that was correct and reviewed a rendering that showed the property line delineation between Wayzata and Orono. She noted that the setback is not currently 10 feet and also crosses that line.

Commissioner Severson stated that it appears that they are only being asked to look at the impervious surface for the Wayzata portion of the project, but asked if staff knew what the impervious surface would be collectively for both Orono's and Wayzata's property.

Community Development Director Goellner explained that it would actually be a low overall number for impervious surface because of the large size of the parcels.

Commissioner Severson asked about zoning in the City of Orono.

Community Development Director Goellner stated that she believed it was single family rural residential and guided as park, recreational and open space.

There being no additional questions from the Commission for Staff, Chair Stockton invited the applicant to address the Commission.

Chris Gerardi, Chief Operating Officer/General Manager, Wayzata Country Club, expressed his appreciation to Community Development Director Goellner and Assistant Planner Quarles for their work and outstanding communication regarding their application. He stated that the repair of the retaining walls and replacement of the parking lots are long overdue. He gave an overview of their plans to expand their parking areas and showed renderings of what they hope the finished product will look like when completed and referenced sidewalks near the tennis courts that they currently do not have. He introduced Chuck Evans with Damon Farber Landscaping who put the plans together. He noted that their plans to do a bit more impervious surface, but he feels that it will add quite a bit of value from a safety standpoint.

Chair Stockton opened the public hearing on the application at 6:50 pm.

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

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5 There being no one wishing to comment on the application, Chair Stockton closed the public
6 hearing at 6:51 pm.

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8 Chair Stockton asked for the Commission to share their questions and feedback on the application.

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10 Commissioner Severson stated that she feels this is a pretty easy application to give a 'yes' to and
11 explained that she was taking into consideration the entire property.

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13 Commissioner Sorensen stated that he agreed with Commissioner Severson and noted that this is
14 a unique situation of having a private country club in an R-1 zoning area that already has a legal
15 non-conforming issue. He stated that he feels the Wayzata Country Club is a very important asset
16 to the City and he believes the proposed improvements are important and necessary.

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18 There being no further discussion, Chair Stockton asked for a motion on the application.

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20 Commissioner Sorensen made a motion, seconded by Commissioner Severson, to direct staff to
21 prepare a draft Planning Commission Report and Recommendation with appropriate findings
22 reflecting a recommendation of approval for the development application for Wayzata Country
23 Club at 200 Wayzata Boulevard W, for review and adoption at the next Planning Commission
24 meeting. The motion carried unanimously.

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26 **AGENDA ITEM 6. Other Items:**

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28 **a) Review of Development Activities**

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30 **b) Planning Commission Meeting Schedule**

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32 Community Development Director Goellner noted that the next Commission meeting is currently
33 scheduled for February 27, 2023, however, since there is also one scheduled for the following
34 Monday, March 6, 2023. She explained that would propose that the Commission only hold one of
35 those meetings and suggested that the February 27, 2023 meeting be cancelled.

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37 **AGENDA ITEM 7. Adjournment.**

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39 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

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41 Commissioner Elg made a motion, seconded by Commissioner Severson to adjourn the Planning
42 Commission meeting. The motion carried unanimously.

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44 The Planning Commission meeting was adjourned at 6:59 p.m.

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46 Respectfully submitted,

- 1 Kayla Atkins Rokosz
- 2 *TimeSaver Off Site Secretarial, Inc.*
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