

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, October 2, 2023

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 842 5308 4569 Passcode: 605825

Members of the public may attend this Planning Commission meeting in person, or 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 of September 18, 2023
 - b. Approval of Planning Commission Report and Recommendation of Approval for Side Yard Setback and Impervious Surface Variances at 308 Hampton St S
 - c. Acknowledgement of Withdrawal for Development Application at 1903 Wayzata Blvd E
5. **Public Hearing Items**
 - a. Consider Application for Rear Yard Setback and Impervious Surface Variances at 223 Gleason Lake Road
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - October 10, 2023
Planning Commission - October 16, 2023

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: October 2, 2023	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of September 18, 2023	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of September 18, 2023.

ATTACHMENTS:

1. Planning Commission Meeting Minutes of September 18, 2023

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 18, 2023**

AGENDA ITEM 1. Call to Order

Commissioner Douglas called the meeting to order at 6:30 p.m. and explained that she had been asked by staff to lead the meeting due to the absence of both Chair Stockton and Vice-Chair Sorensen.

Commissioner Douglas asked for a motion to appoint her as Acting Chair for the meeting.

Commissioner Schwalbe made a motion, seconded by Commissioner Elg, to appoint Commissioner Douglas to serve as Acting Chair for the meeting. The motion carried unanimously.

AGENDA ITEM 2. Roll Call

Acting Chair Douglas asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Douglas, Merriam, Schwalbe, and Elg. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

Absent at roll call were: Chair Stockon, Commissioners Sorensen and Severson.

AGENDA ITEM 3. Approval of Agenda

Acting Chair Douglas asked for a motion to approve the agenda for the meeting.

Commissioner Merriam made a motion, seconded by Commissioner Schwalbe, to approve the September 18, 2023 regular meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the August 21, 2023 Planning Commission Meeting Minutes

Acting Chair Douglas read the item on the consent agenda and asked if any Commissioner wished to pull it for further discussion.

Hearing no such request, Acting Chair Douglas asked for a motion to approve the Consent Agenda as presented.

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

AGENDA ITEM 5. Public Hearing Items

a) Consider Application for Side Yard Setback and Impervious Surface Variances at 308 Hampton Street S.

Assistant Planner, Valerie Quarles, gave an overview of the application for variances for 308 Hampton Street South. She reviewed the project location, lot shape and size, the zoning and land use of the surrounding neighborhood, existing conditions, age of the home, and details of the development application. She explained that the applicant would like to build an attached garage with living space above, remove the existing detached garage and reconfigure the driveway to serve the new garage. She noted that the applicant is requesting an impervious surface and a side yard setback variance, which, while they both reduce current nonconformities, would still be outside of the standard requirements. She reviewed the City Engineering comments and the neighborhood notification process. She noted that the City had received two public comments regarding this application, one in favor and one opposed.

At the conclusion of Planner Quarles' presentation, Acting Chair Douglas asked if the Commission had any questions for Staff.

Commissioner Merriam asked if the proposed rain garden would be located in the lowest portion of the property.

Planner Quarles stated that it should be in the lowest portion of the parcel.

Commissioner Merriam noted that the City had received a letter from someone on LaSalle and asked where that home would sit in relation to this plan. She explained that she wanted to address the concern raised about water run-off. She noted that the plans shorten up the driveway, removing the existing garage, and believes that perhaps if all the water will end up in this rain garden, that may be a good thing.

Planner Quarles explained that the owner of the house who had commented was located to the northeast, and the rain garden would be between that house and this parcel.

Commissioner Merriam noted that the applicant is planning a driveway with just two tire strips that would be paved, with grass strips on either side. She stated that when the City has seen this done in the past, they ended up coming back and putting in hardcover. She explained that she can think of two specific instances where this has happened. She asked if what the applicant was proposing was a realistic solution for a driveway.

Planner Quarles she stated that they are fully paving the portion of the driveway that is located in the right-of-way. She explained that the application that is in front of the Commission tonight is for the tire track way of handling the driveway and if they want to, they could choose to come back in the future and request permission to do something else.

Commissioner Schwalbe asked if the driveway would be constructed with pavers, and noted that she thought she remembered from a previous request that pavers were considered permeable.

1 Planner Quarles stated that typically when they refer to permeable pavers it means a whole system
2 that has an engineered base that is designed to hold and trap water before it flows into the ground.
3 She explained that those types of pavers were not what was being proposed tonight.

4
5 Commissioner Schwalbe asked if it would make a difference if they switched to that type of
6 permeable pavers.

7
8 Planner Quarles stated that the City typically counts it all as hardcover and if the applicant wanted
9 to propose permeable pavers, as part of their required stormwater mitigation, they could have done
10 that; but they chose to put all that capacity into the rain garden rather than as part of the driveway.

11
12 Commissioner Schwalbe asked if the Engineering Department had looked at details of the rain
13 garden.

14
15 Planner Quarles stated that Engineering had 'okayed' the preliminary plans.

16
17 Commissioner Schwalbe asked if staff was saying that their belief was that with the rain garden,
18 the new driveway set up, and removal of the old garage, there would not be a run-off problem.

19
20 Planner Quarles stated that was correct and explained that when the City looks at these run-off
21 schemes, the Code states that if there will be run-off on your property it will also be taken care of
22 on your property.

23
24 Commissioner Schwalbe asked about the public comment that referenced the issues at the 1220
25 and 1222 properties, and the concerns about snow and ice coming from this lot.

26
27 Planner Quarles stated that she feels that having an interruption in the flow of water towards that
28 property will probably go a long way, even in the winter months, and believes that a depression in
29 the ground would go a long way towards containing that run-off before it got to the other property.

30
31 Commissioner Schwalbe stated that it appeared as though the owner and her architect were not
32 present at tonight's meeting to answer questions.

33
34 Planner Quarles confirmed that she did not see them in the room.

35
36 Commissioner Merriam asked if the Commission could attach a condition of approval that this
37 situation get monitored for a few years to ensure that there is not a run-off problem on the other
38 property and that if there is, it would be the responsibility of the applicant to handle.

39
40 Planner Quarles stated that could be included as a condition of approval but noted that it is actually
41 already built into the process with the stormwater facilities maintenance agreement.

42
43 Acting Chair Douglas asked if the rain garden would have a bubbler or something to keep the
44 water moving in the winter.

1 Planner Quarles stated that often times a rain garden does not end up being a pond and is more of
2 a depression where water can drain.

3
4 Acting Chair Douglas asked if the current home was two-stories from the back side.

5
6 Planner Quarles noted that she wasn't sure if it was quite two-stories and explained that it had a
7 first floor and a basement, but was not sure how exposed the basement area is today.

8
9 Acting Chair Douglas stated that when she drove by, it seemed like the garage from LaSalle was
10 backing up to where the new garage would be.

11
12 Planner Quarles stated that the garage on LaSalle and the property to the north runs a lot further
13 towards their rear property line than this one, but this addition would end up being in line with the
14 house on that property.

15
16 Commissioner Schwalbe asked if the home to the north was a Hampton Street address.

17
18 Planner Quarles answered that home was on LaSalle. She reviewed the nearby parcel addresses
19 and where they were located in reference to this parcel.

20
21 Commissioner Merriam referenced page 22 of the packet and asked for an explanation of what
22 was trying to be presented.

23
24 Planner Quarles stated that this was the stormwater management plan, and noted that she left the
25 details of this for Engineering review because it has to do with how the water will flow into the
26 rain garden.

27
28 There being no questions from the Commission for the staff, Acting Chair Douglas opened the
29 public hearing on the application at 6:59 pm.

30
31 Community Development Director Goellner stated there was one individual online who had
32 indicated a desire to speak on this item.

33
34 Dan Vanderheyden, 312 Hampton Street South, stated that their home was built in 1924 and is 18
35 inches off the lot line with the subject property in one corner and 12 inches off the lot line in
36 another corner. He stated that they did a renovation in 2015 and got the necessary approval from
37 the City in order to add a second story to their home. He stated that during that time, the applicant
38 was very gracious with their process, and they want to work with her on her project. He noted
39 that because the property lines are so close, he would like to make a few requests including making
40 sure that the south side of the property is surveyed for any work that is going to be done on the
41 driveway or retaining walls. He stated that he would like to see it surveyed and the stakes posted
42 the day the work is being done to ensure that it is accurate. He stated that the other obvious concern
43 is that being just 18 inches away from the proposed new driveway, he would like to make sure that
44 the sloping of it is away from their home. He stated that he felt it was critical that the City
45 Engineering department is present and reviews the slope.

1 There being no one present in Council chambers and no others online wishing to provide comments
2 on the application, Acting Chair Douglas closed the public hearing at 7:03 pm.

3
4 Acting Chair Douglas asked for the Commission to share their questions and feedback on the
5 application.

6
7 Commissioner Elg asked if a survey was currently a requirement of this application.

8
9 Planner Quarles reviewed a survey that had been completed earlier this year and noted that a part
10 of the construction work, they will need to know exactly where the property line is located and
11 follow the survey. She noted that Mr. Vanderheyden's request should be baked into the City's
12 process already.

13
14 Commissioner Elg stated that he thinks this is a nice project, and would like to accommodate the
15 homeowner because they have worked with the City to develop a good plan that includes good
16 stormwater drainage. He stated that he feels this meets the requirements and is inclined to support
17 their request.

18
19 Commissioner Merriam stated that she agreed with Commissioner Elg, and noted that this is a
20 6,500 square foot lot with an 820 square foot home and believes that their request will enable them
21 to create a home that is a suitable size. She stated that, to her, it looks as though they will be making
22 the situation better and feels that the architectural drawings also show something very suitable for
23 the area. She noted that she would also be inclined to recommend approval, but would want to
24 ensure that everything was in place so there were not repercussions to the neighbors.

25
26 Commissioner Schwalbe stated that the one thing that concerns her is that the applicant was not
27 present tonight because she would have liked to ask them a few questions. She stated that from
28 what has been presented, she feels the plans show a positive addition to the neighborhood and
29 community. She reiterated her concern that the applicant was not present, and asked how the
30 Commission was supposed to proceed in that case.

31
32 Community Development Director Goellner explained that the applicant's presence was not
33 required for the Commission to make a decision. She asked if the Commissioner Schwalbe would
34 like to ask her questions in case staff is able to answer them.

35
36 Commissioner Schwalbe stated that one thing that would help things be positive is if the neighbors
37 were in agreement with each other about what is planned. She stated that she did not know what
38 information had been given to the nearby properties, including the ones on LaSalle that submitted
39 a statement that they were very strongly opposed to this request. She stated that she would hate to
40 leave a neighborhood with that type of discord if there may be a way to work it out. She stated
41 that she had planned to ask the applicant what steps they had taken in order to work this out with
42 the neighbors.

43
44 Community Development Director Goellner suggested that they could encourage the applicant to
45 be present for the Council meeting in order to address that comment. She noted that the individual
46 who made that comment had not reached out to staff but if they do, staff can connect them with

1 the City Engineering Department to discuss any drainage issues that may be occurring in that
2 location.

3
4 Acting Chair Douglas stated that she agreed with the comments that had already been made. She
5 stated that she is glad that this property owner is improving the existing property because it will
6 be an asset to the community. She noted that she believed the additional space will make the
7 property owners home more desirable and livable. She stated that the home was built in 1914, and
8 noted that she thought the City used to recognize homes when they were 100 years old and asked
9 if they still did that sort of thing for these older homes. She stated that there are some charming
10 homes in this neighborhood, and explained that she likes it when they are able to maintain the
11 smaller, old home neighborhoods. She encouraged the City's Engineering Department to stay on
12 top of the drainage situation and noted that there was also one neighbor who was in favor of this
13 request.

14
15 There being no further discussion, Acting Chair Douglas asked for a motion on the application.

16
17 Commissioner Schwalbe made a motion, seconded by Commissioner Merriam, to direct staff to
18 prepare a draft Planning Commission Report and Recommendation with appropriate findings
19 reflecting a recommendation of Approval of the Side Yard Setback and Impervious Surface
20 Variances at 308 Hampton Street South for review and adoption at the next Planning Commission
21 meeting.

22
23 The motion carried unanimously.

24
25 **AGENDA ITEM 6. Other Items:**

26
27 **a) Review of Development Activities**

28
29 **b) Planning Commission Meeting Schedule**

30
31 Community Development Director Goellner noted that there will be two public hearings scheduled
32 for the October 2, 2023 Planning Commission meeting.

33
34 Commissioner Schwalbe noted that she had driven by Meridian Manor earlier today, and it did not
35 look like there was anything taking place and asked if they were still planning to build.

36
37 Community Development Director Goellner explained that the property owner at 163 Wayzata
38 Boulevard, The Moments of Wayzata project, was no longer moving forward as planned because
39 they ran into issues with their State licensing. She stated that they are working on a new proposal,
40 but noted that she had not yet seen it.

41
42 **AGENDA ITEM 7. Adjournment.**

43
44 There being no further business on the agenda, Acting Chair Douglas asked for a motion to
45 adjourn.

1 Commissioner Schwalbe made a motion, seconded by Commissioner Elg, to adjourn the Planning
2 Commission meeting.

3
4 The motion carried unanimously.

5
6 The Planning Commission meeting was adjourned at 7:15 p.m.

7
8 Respectfully submitted,

9 Kayla Atkins Rokosz

10 *TimeSaver Off Site Secretarial, Inc.*

11

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 2, 2023	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Side Yard Setback and Impervious Surface Variances at 308 Hampton St S	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: December 27, 2023 (extended to 120 days)	

BACKGROUND:

Owner Cynthia Warnert has applied for a side yard setback variance and an impervious surface variance in order to build a new attached garage with living space behind her existing home. The existing detached garage would be torn down, the driveway would be reconfigured and resurfaced, and a rain garden would also be added.

The Planning Commission reviewed the application at their September 18 meeting and recommended approval of the application by a vote of 4-0. They discussed drainage, potential impacts on neighboring properties, and overall improvements to the property.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 308 Hampton St S - Planning Commission Report and Recommendation of Approval

WAYZATA PLANNING COMMISSION**October 2, 2023****REPORT AND RECOMMENDATION OF APPROVAL
OF IMPERVIOUS SURFACE AND SIDE YARD SETBACK VARIANCES
AT 308 HAMPTON ST S**

SUMMARY OF RECOMMENDATION

1. Approval* of Variance from Impervious Surface Area Limit
2. Approval* of Variance from Side Yard Setback

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** Applicant and Property owner Cynthia Warnert (the “Applicant”) has submitted a development application (the “Application”) requesting an impervious surface area variance and a side yard setback variance for a project to build an attached garage with additional living space on the rear of the existing home (the “Project”) on the Applicant’s property at 308 Hampton St S, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following two variances:
 - A. **Variance for Impervious Surface** (Sec. 955.07.B): A variance of an additional 3.7% over the maximum impervious surface area of 35% permitted in the zoning district, for a total impervious surface area of 38.7% (the “Impervious Surface Variance”).
 - B. **Variance for Side Yard Setback** (Sec. 920.05.D.1): A variance of 7.6 feet less than the required 10 feet side yard (north) setback, for a setback of 2.4 feet (the “Side Yard Setback Variance”).
- 1.3 **Property.** The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

308 Hampton St S	05-117-22-33-0030	Cynthia Warnert
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1.4 **Land Use.** The Property is zoned and guided as follows:

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

1.5 **Notices and Public Hearing.** Notice of the public hearing on the Application was published in the *Sun Sailor* on September 7, 2023 and mailed to all property owners located within 500 feet of the Property on September 6, 2023. The public hearing on the Application was held at the September 18, 2023 Planning Commission meeting.

Section 2. STANDARDS

2.1 **Variances.** The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.

- F. 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.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variances. The Impervious Surface Variance and Side Yard Setback Variance requested, and the Project associated with them, are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan, including maintaining and enhancing the character, diversity, and livability of all residential neighborhoods. The following conditions are met for the Impervious Surface Variance and the Side Yard Setback Variance (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface limit and Side Yard setback standards for the Property, given the small, substandard size of the lot and its relationship to the adjacent properties to the north and south.
 - B. The Applicant's Project and the Variances requested are reasonable in that they will (i) allow for the improvement of the livability and aesthetics of the existing house, which will maintain and enhance the character of the neighborhood defined by older, smaller residences and lots; and (ii) improve stormwater management on the Property with reduced hardcover of the proposed driveway and garage, new rain garden and a required Stormwater Management Agreement.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, they would allow for maintaining but improving existing conditions on the Property and the neighborhood character.
 - E. The practical difficulties necessitating the Variances are not economic in nature.
 - F. The uses associated with the Project and the Variances are permitted within the R-3A Single and Two Family Residential Zoning District.

- G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Impervious Surface Variance and Side Yard Setback Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 2nd day of October 2023.

Attachment A

Legal Description and Property Information

Legal Description	Lot 19, Block 3, New Wayzata, Hennepin County, Minnesota
PID	05-117-22-33-0030
Abstract or Torrens?	Abstract
Certificate of Title No.	N/A
Address	308 Hampton St. South, Wayzata MN 55391



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 2, 2023	AGENDA ITEM: 4.c
TITLE: Acknowledgement of Withdrawal for Development Application at 1903 Wayzata Blvd E	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Property owner CWE previously applied for a Subdivision, Joint Parking Conditional Use Permit, and PUD Amendment for the existing parcel at 1903 Wayzata Blvd E. The application was formally withdrawn on Thursday, September 21. Prior to the withdrawal, a public hearing notice for tonight's meeting was sent to the Sun Sailor. The public hearing is no longer scheduled to occur.

ACTION REQUESTED:

The Planning Commission should acknowledge the withdrawal of the application.

ATTACHMENTS:

1. 1903 Wayzata Blvd E Subdivision Application Withdrawal Letter

Emily Goellner

Subject: 1903 Wayzata Blvd E Subdivision Application

From: Pamela Snyder <psnyder@continentalpropertygroup.com>

Sent: Thursday, September 21, 2023 3:15 PM

To: Emily Goellner <egoellner@wayzata.org>; Matzen, Joanne <JMatzen@winthrop.com>; Planning <planning@wayzata.org>

Cc: Brad Hoyt (bahoyt@gmail.com) <bahoyt@gmail.com>; 26303.1.imate@file.winthrop.com; Andrea Cogley <ACogley@continentalpropertygroup.com>; Laura Lorek <llorek@continentalpropertygroup.com>

Subject: RE: 1903 Wayzata Blvd E Subdivision Application

Hi Emily,

On behalf of Mr. Hoyt, we would like to withdraw the application for the subdivision of 1903 Wayzata Blvd. East, Wayzata, MN 55391. Let me know if you need anything else. Thank you.

Best regards,

Pam Snyder

Asset Manager/RE Broker

Continental Property Group

1907 Wayzata Blvd, Suite 250

Wayzata, MN 55391

Direct- 952.746.4138

Phone- 952.473.1700

Fax- 952.473.2700

www.continentalpropertygroup.com

After hour emergencies please contact United Operations 763-551-0101



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 2, 2023	AGENDA ITEM: 5.a
TITLE: Consider Application for Rear Yard Setback and Impervious Surface Variances at 223 Gleason Lake Road	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: January 11, 2024 (extended to 120 days)	

BACKGROUND:

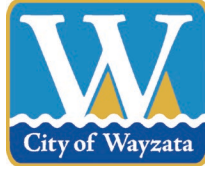
Applicant Thomas Everson of Everson Architects, representing property owners John Pfluger and Krista Johnson, has submitted a development application requesting an impervious surface variance and rear yard setback variance to support a new garage and other modifications to the property at 223 Gleason Lake Road. As of September 27, no public comments have been received on the application.

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 variances requested in the application, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 223 Gleason Lake Rd - Staff Report
2. 223 Gleason Lake Rd - Drawings, Narrative
3. 223 Gleason Lake Rd - Tree Preservation Memo



**Staff Report
Wayzata Planning Commission
October 2, 2023**

Project Name: Pfluger Residence
Approval Request: Variances (2) – Impervious Surface, Side Yard Setback
Applicant: Thomas Everson
Addresses of Request: 223 Gleason Lake Road
Prepared by: Valerie Quarles, Assistant Planner
“120 Day” Decision Deadline: January 11, 2024

Development Application Introduction

Applicant Thomas Everson of Everson Architects, representing property owners John Pfluger and Krista Johnson, has submitted a development application requesting an impervious surface variance and rear yard setback variance to support improvements to the property at 223 Gleason Lake Road.

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

Address	PID	Owner
223 Gleason Lake Rd	05-117-22-12-0001	J G Pfluger & K L Johnson

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

Current Zoning:	R-1 Low Density Single Family Residential District
Comprehensive Plan Designation:	One Acre Single Family
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The property is located on the northwest side of Gleason Lake Road, one property south of the intersection with Hunters Glen Road.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

- A. Variance – Impervious Surface (§952.07.B): The applicant is requesting a variance of 6.9% off the required maximum impervious surface limit of 25% to 31.9%.
- B. Variance – Rear Yard Setback (§952.06.B.1.c): The applicant is requesting a variance of 28.1 feet off the required rear yard setback from the required 50 feet to 21.9 feet.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on September 21, 2023. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on September 19, 2023.

Neighborhood Notification

The applicant sent a letter about the Application to residents within 500 feet of the subject property on September 22, 2023.

Public Comments

As of September 27, no public comments have been received.

Existing Conditions

The existing developed lot is 17,913 square feet (0.41 acres) in area. The existing home has a footprint of 1,769 square feet and was built in 1914. Like some of the other properties in this area, the parcel is undersized for the R-1 zoning district, which has a lot size minimum of 40,000 square feet. The house currently encroaches on the rear yard setback by 3.6 feet and on the front yard setback by 12.5 feet. The rear yard setback requirement in the R-1 zoning district is 50 feet and the front yard setback requirement is 45 feet.

The house is oriented perpendicular to the street, towards a shared driveway. A single-stall attached garage is accessed by a spur from the shared driveway, along with a turnaround area. A public trail along Gleason Lake Road is located on the southeast side of the property and constitutes 336 square feet (1.9%) of the property's impervious surface totals. The shared driveway portion past the garage also contributes to the impervious surface total (approximately 400 square feet or 2.2%) without directly serving the property. The total impervious surface on the lot is 27.6%. Without these additional surfaces, it would be approximately 23.5%.

Impervious Surface Nonconformity

The current nonconforming impervious surface appears to predate the City's impervious surface limitations, as the home at 223 Gleason Lake Road was built in 1914, the home to the west served by the shared driveway was built in 1966, and the public trail along Gleason Lake Road was installed in the 1980s. This is considered a legal nonconformity by staff. To that end, the property may continue its current 2.6% hardcover coverage without penalty, but cannot expand it without a variance.

Zoning District and Land Use Designation

The site is zoned R-1, Low Density Single Family Residential District. The R-1 District is intended to provide a district for low density single family detached residential dwelling units and directly related, complementary uses. These properties are typically large in size and commonly have accessory structures. The 2040 Comprehensive Plan land use designation for the site is One Acre Single Family.

Proposed Changes

The applicant is proposing to expand the attached garage from one to two stalls and reconfigure the existing driveway. They also propose to build a new owner's suite over their existing family room and garage, as well as a screened porch on the south side of the home, which does not encroach on a setback. The proposed changes increase the property's nonconforming impervious surface from 27.6% to 31.9% and decrease the rear yard setback from 46.4 feet to 21.9 feet. With this, the applicant would also implement stormwater improvements to handle the increased runoff.

The ground-floor addition to the home is proposed to increase the home's footprint by 513 square feet and is angled relative to the home in order to reduce both the rear yard setback request and the proposed impervious surface overage.

Analysis of Application

Variance – Impervious Surface

Impervious surface is defined as “a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads (§902.02)”. Impervious surface includes lot coverage.

The impervious surface on the property is proposed to increase from 27.6% to 31.9%. The limit in this zoning district, and in the Shoreland Overlay District, is 25%. The applicant has proposed to mitigate the hardcover above 25% by using daintile to direct runoff toward the side (south) yard. In all, 782 square feet or 4.3% impervious surface is proposed to be added.

	City Code	Current	Proposed
Impervious Surface Limitation	25%	27.6%	31.9%

Variance – Rear Yard Setback

Despite the home's orientation to the north, the front yard is the side of the property closest to Gleason Lake Road (east). This means that the west side of the property is the rear. The proposed garage increases the encroachment into the rear yard setback by an additional 24.5 feet. Note that the buildable area of this property is approximately 40 feet by 100 feet, but the perpendicular orientation of the home to Gleason Lake Road does not utilize this area to its full potential.

	City Code	Current	Proposed
Rear Yard Setback	50 feet	46.4 feet	21.9 feet

Department Comments

Engineering Department:

- The proposed stormwater management plan provides adequate volume control for 1 inch of rain over the proposed impervious surfaces exceeding the 25% allowed in the Shoreland Overlay District.
- If approved, a formal Storm Water Facilities Maintenance Agreement and Tree Preservation Plan are required.
- If approved and constructed, an as-built survey will be required upon project completion.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is each variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would either 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 application, for review and adoption at the next Planning Commission meeting.

Attachments

1. Current Survey
2. Site Plan
3. Stormwater Management Plan
4. Narrative
5. Tree Preservation Memo

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 Standards – City Code Chapter 905

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.

Criteria for Granting. Conditions governing considerations of variance requests.

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.



N

1

SITE LOCATION
SCALE: N.T.S.

PROPERTY INFORMATION

Address: 223 Gleason Lake Road
Parcel ID: 0511722120001
Zoning District: R1 Low Density Single-Family
Overlay District: Shoreland
Lot area: 17,866 sq ft (per survey)

SHEET INDEX

- 001 - TITLE SHEET (T-000)
- 002 - SURVEY
- 003 - STORMWATER MANAGEMENT PLAN
- 004 - SITE PLAN (A-001)
- 005 - LOWER LEVEL PLAN (A-100)
- 006 - MAIN LEVEL PLAN (A-101)
- 007 - UPPER LEVEL PLAN (A-102)
- 008 - ROOF PLAN (A-103)
- 009 - EXTERIOR ELEVATIONS (A-200)
- 010 - EXTERIOR ELEVATIONS (A-201)
- 011 - EXISTING LOWER LEVEL PLAN (AB-100)
- 012 - EXISTING MAIN LEVEL PLAN (AB-101)
- 013 - EXISTING UPPER LEVEL PLAN (AB-102)
- 014 - EXISTING ROOF PLAN (AB-103)
- 015 - EXISTING EXTERIOR ELEVATIONS (AB-200)
- 016 - EXISTING EXTERIOR ELEVATIONS (AB-201)

CONTACT INFORMATION

HOMEOWNERS
John Pfluger & Krista Johnson

ARCHITECT
Everson Architect
Tommy Everson
[952] 210 9845
tommy@everarch.com

GENERAL CONTRACTOR
KCM Construction
Craig Johnson
[612] 508 9829
ckjohnson1183@comcast.net

STRUCTURAL ENGINEER
A.M. Structural Engineering
Daniel Kopchinski, P.E.
[715] 426 4930
danielk@amstructural.net

SURVEYOR
Lake & Land Surveying
Jonathan Faraci, P.E., P.L.S.
[651] 776 6211
jonfaraci@hotmail.com

EVERSON
ARCHITECT

952.210.9845

EVERARCH.COM

PFLUGER RESIDENCE
223 Gleason Lake Road
Wayzata, MN 55391

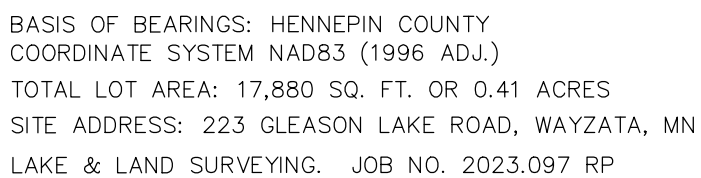
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SHEET
T-000

NOT FOR CONSTRUCTION

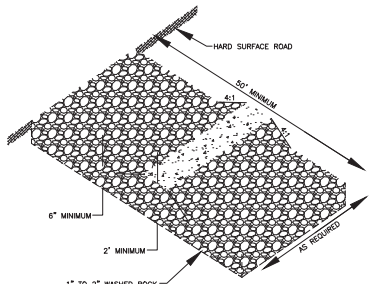
LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Ms. Krista Johnson
223 Gleason Lake Road
Wayzata, MN 55391



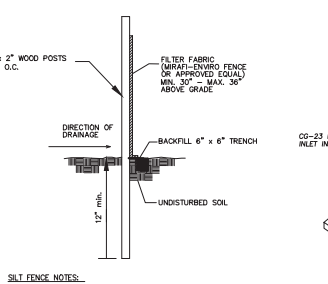
	Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
	Denotes Iron Monument found size, type, & R.L.S. as noted.
x xxx.xx	Denotes Existing Spot Elevation
--xxx--	Denotes Existing Contour
	Denotes Water Valve
	Denotes Utility Pole
	Denotes Block Retaining Wall
— E —	Denotes Underground Electric Line
— W —	Denotes Underground Water Service
— G —	Denotes Underground Gas Line
— SS —	Denotes Sanitary Sewer Line
	Denotes Sanitary Sewer Manhole
	Denotes Gas Meter
	Denotes Electric Meter
	Denotes Bituminous Surface
	Denotes Concrete Surface

Ryan M. Peterson April 25, 2023
Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424



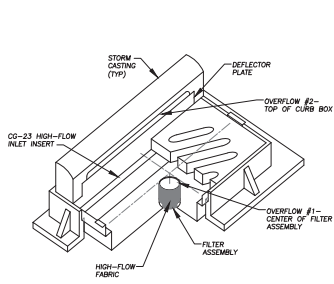
NOTES:
ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MVI/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

ROCK CONSTRUCTION ENTRANCE DETAIL



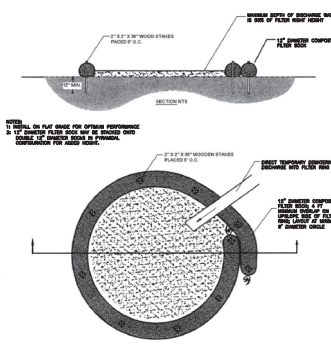
SILT FENCE NOTES:
1. SILT FENCE SHALL BE BLACK IN COLOR.
2. 20\"/>

SILT FENCE DETAIL



NOTES:
1) CONTRACTOR OPTION TO USE WIMCO INLET PROTECTION INSERT OR EQUAL.

INLET PROTECTION DETAIL



TEMPORARY DEWATERING DISCHARGE DETAIL

LEGAL DESCRIPTION

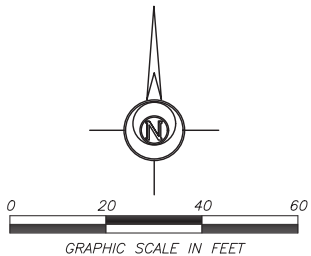
SEE SURVEY

PROJECT LOCATION

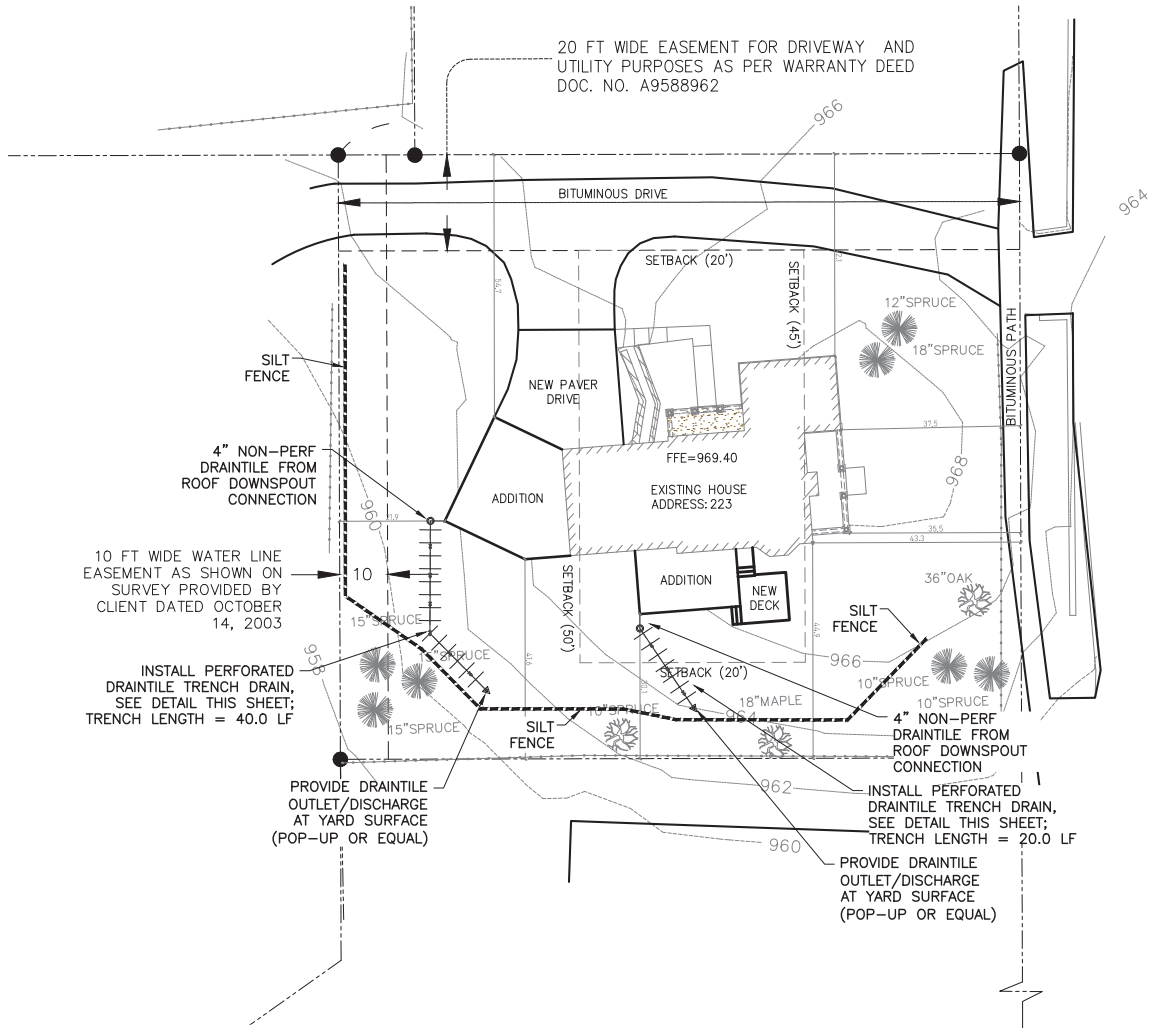
PART OF SECTION 5,
TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

SITE LEGEND:

- Existing Property Line
- Existing Adjacent Property Line
- Existing Contour w/Elev. Text
- Proposed Contour w/Elev. Text
- Proposed Building
- Proposed Silt Fence
- Proposed Ground Elevation



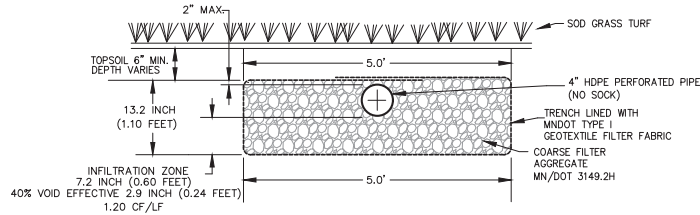
Survey Data By:
Lake and Land Surveying
1200 Centre Pointe Curve
Suite 375
Mendota Heights, MN 55120
651-776-6211



DRAINAGE IMPERVIOUS SURFACE COMPARISON: EXISTING CONDITION vs PROPOSED CONDITION

	EXISTING (SF)	PROPOSED (SF)
HOUSE & PORCHES =	1,769	2,554
DRIVEWAY =	2,667	2,664
PUBLIC SIDEWALK =	336	336
ENTRY SIDEWALK =	117	117
RETAINING WALLS =	49	49
TOTAL IMPERVIOUS SURFACE =	4,938	5,720
IMPERVIOUS SURFACE INCREASE = (EXISTING vs PROPOSED)		782 SF 15.8 %

Proposed impervious surface is 782 sf larger than existing condition. Required stormwater capture volume is 65.2 cf based on 1.0" rainfall event. Storm water runoff and volume reduction is proposed to be achieved by perforated drainatle infiltration trenches. The effective infiltration volume is 1.20 cf per linear foot of trench. Proposed infiltration trench length is 60 lf. Proposed capacity infiltration volume is 72.0 cf (60 x 1.20 = 72.0). Infiltration trench to provide runoff and volume control equivalent to 1.10 inch rainfall event on 782 sf hard surface area (72.0 / 782 x 12 = 1.10).



NOTES:
1. 2.9 INCH INFILTRATION ZONE ASSUMES TYPE D SOILS WITH 0.06 IN/HR INFILTRATION RATE AT 48 HR DRAWDOWN PERIOD. PROVIDES VOLUME OF 1.20 CF PER LINEAR FOOT OF TRENCH.
2. TRENCH PROVIDES STORM WATER VOLUME CAPACITY OF 2.25 CF/LF FOR 13.2 INCH TRENCH DEPTH. ASSUMES 40% VOID SPACE IN COARSE FILTER AGGREGATE AND INCLUDES PIPE.

PERFORATED DRAINATLE INFILTRATION TRENCH
TYPICAL DETAIL

POLLUTION PREVENTION NOTES

- Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.
- Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.
- External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site.
- No concrete washouts are allowed on site.

VEGETATION GROUND COVER SCHEDULE

- Permanent turf ground cover shall include all disturbed areas be covered with a minimum 4" topsoil and sodded or seeded as allowed by City, or as proposed on City approved landscape plan for the project.
- Temporary ground cover shall be MnDOT seed mix 150 shall be applied at 100 lbs/ac. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
- Fertilizer shall be MnDOT Type 1 10-10-20 and applied at 200 lbs/ac. Disc fertilizer into top 3" of soil. Specification reference is MnDOT 2575.
- Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- Any seeded areas that do not become established with vegetation shall be reseeded at Contractor's expense.
- Erosion blanket shall be installed in seed areas with ground surface slopes of 5H:1V or steeper.

EROSION CONTROL NOTES

- All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
- Temporary erosion control soil stabilization shall be completed within 72 hours of disturbed areas that are to remain fallow and in an unfinished temporary condition. Temporary stabilization to be completed in compliance with MnDOT 2575 specifications.
- After completion of final grading, exposed soils must be permanently stabilized within 72 hours. Stabilization shall consist of disc-anchored seed & mulch or sod as allowed by City, or as proposed on City approved landscape plan for the project. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
- Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
- Temporary dewatering pump out to be discharged to constructed Temporary Dewatering Discharge per detail this sheet, or sediment filter bag constructed of min. 8oz non-woven filter fabric, to provide silt and sediment removal from stormwater prior to discharge to appropriate drainage area.

GENERAL GRADING NOTES:

- Specifications applicable for this project: Current standard specifications for the City of Minneapolis; the latest Minnesota Department of Transportation Specifications for Highway Construction; and all NPDES requirements except where modified by these documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
- The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
- Final Plat shall govern for easements and lot dimensions.
- Any erosion control items necessary to protect adjacent properties shall be constructed prior to the start of excavation or grading work.
- Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Owner, followed by all necessary restoration of disturbed area.
- The Grading contractor shall provide positive drainage on the site at all times. Grading tolerances shall be 0.10' for hard surface areas. Grading tolerances for the remainder of the site shall be 0.25'.
- The Grading Contractor shall keep public streets, parking lots, and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.

EROSION CONTROL INSTALLATION SCHEDULE

- Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
- Rock Construction Entrance shall be installed prior to grading operations.
- All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
- All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
- Sufficient topsoil shall be stockpiled to allow for the replacement of 4" topsoil for disturbed areas to be re-vegetated.
- The contractor shall schedule site grading, utility installation and site construction so that the general site can be mulched and sodded or re-seeded as soon as possible soon after disturbance. Areas that will not be subject to construction traffic shall be seed and mulched or sodded within 72 hours of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

- Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to detail; inlet protection inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize, within 72 hours of discovery; street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
- Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
- Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
- Removal of the silt fence- Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

To Be Determined (General Contractor)

CLIENT:

**EVERSON
ARCHITECT**

5301 Glenbrea Circle
Edina, MN 55436

Tommy Everson
952-210-9845
everarch.com

Pfluger Residence
223 Gleason Lake Road
Wayzata, MN 55391

**STORM WATER
MANAGEMENT PLAN**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 07/20/2023 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilsds.com

REVISIONS

DATE 07/20/23

DRAWN BY SD

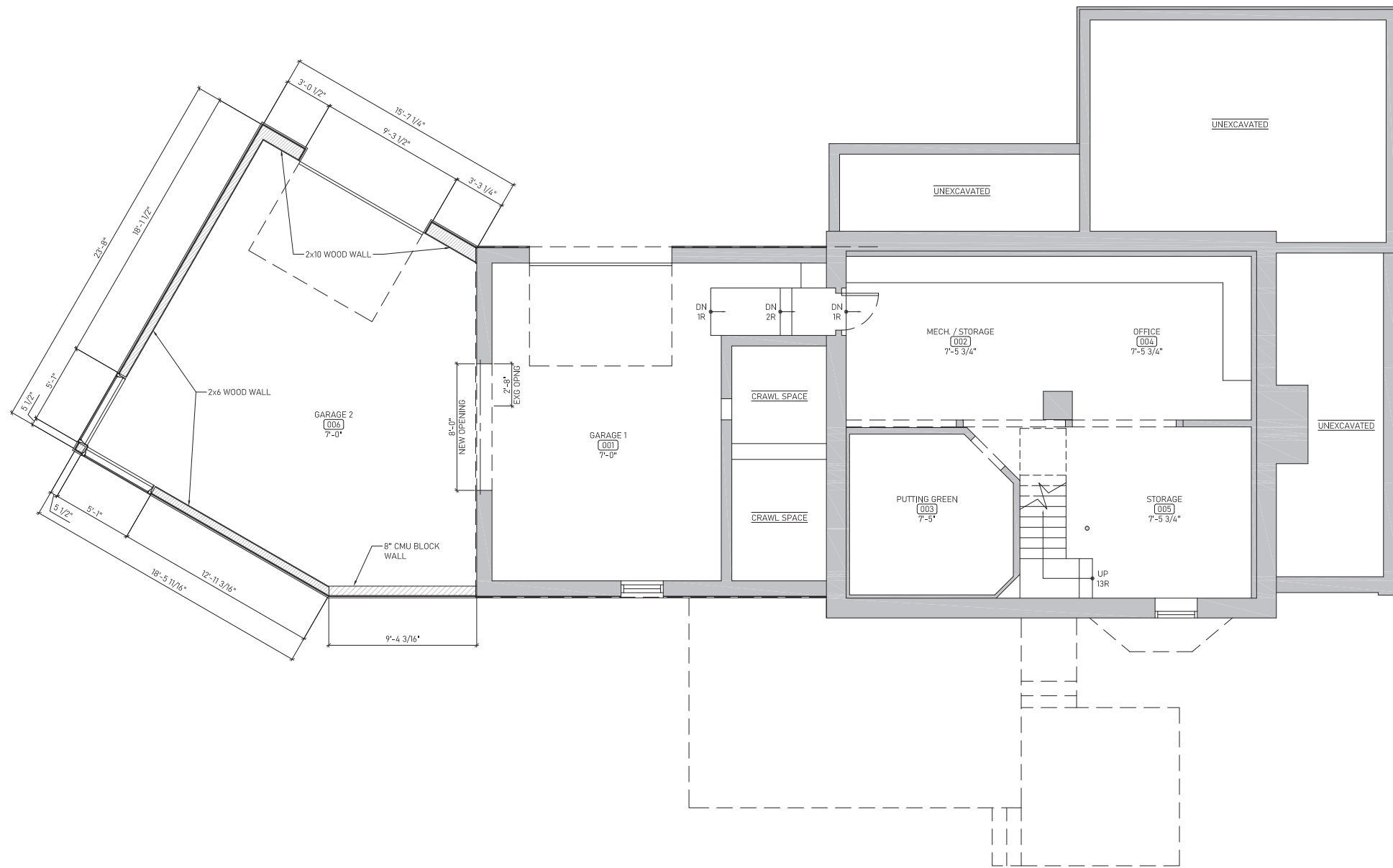
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CHECKED BY SD

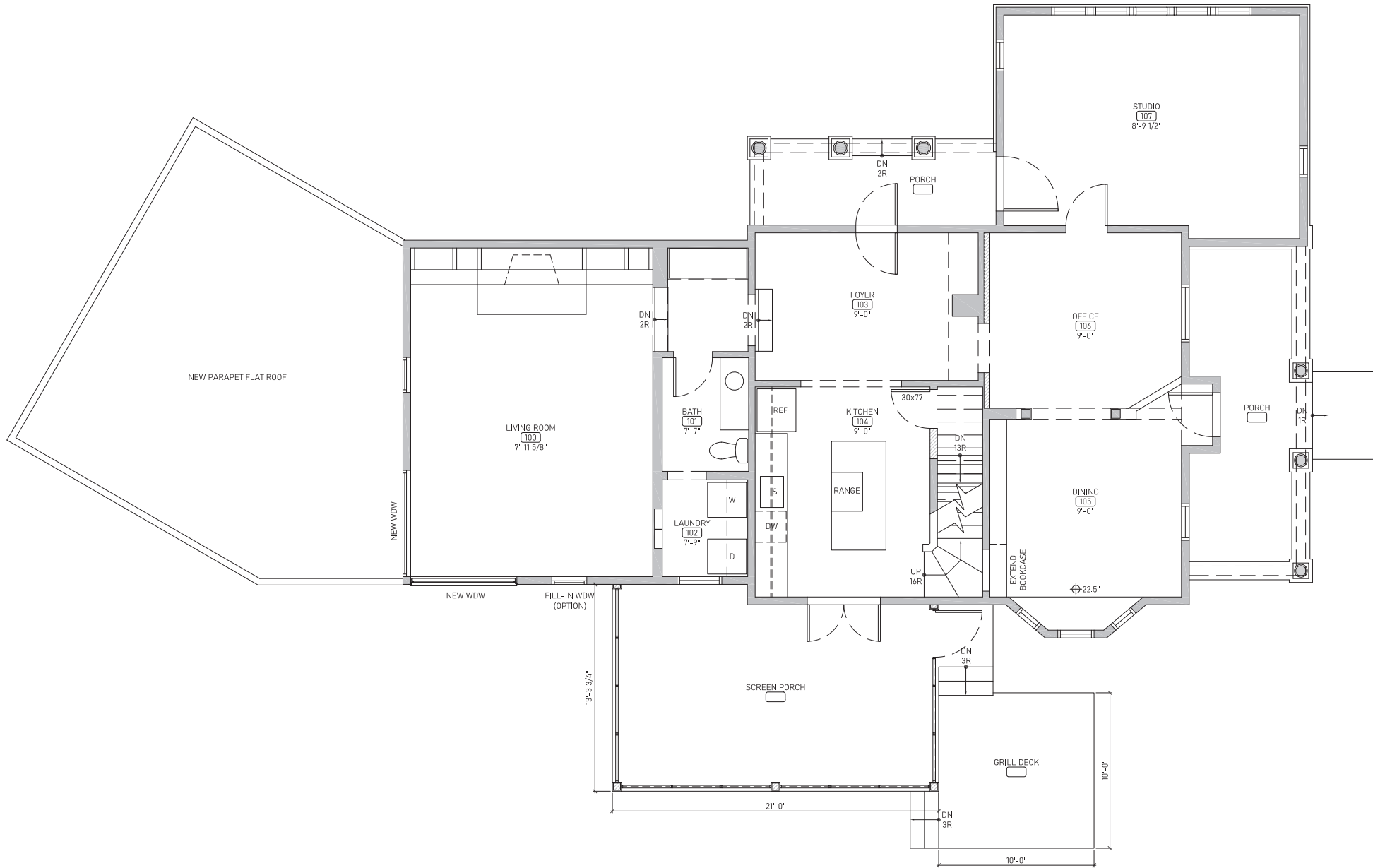
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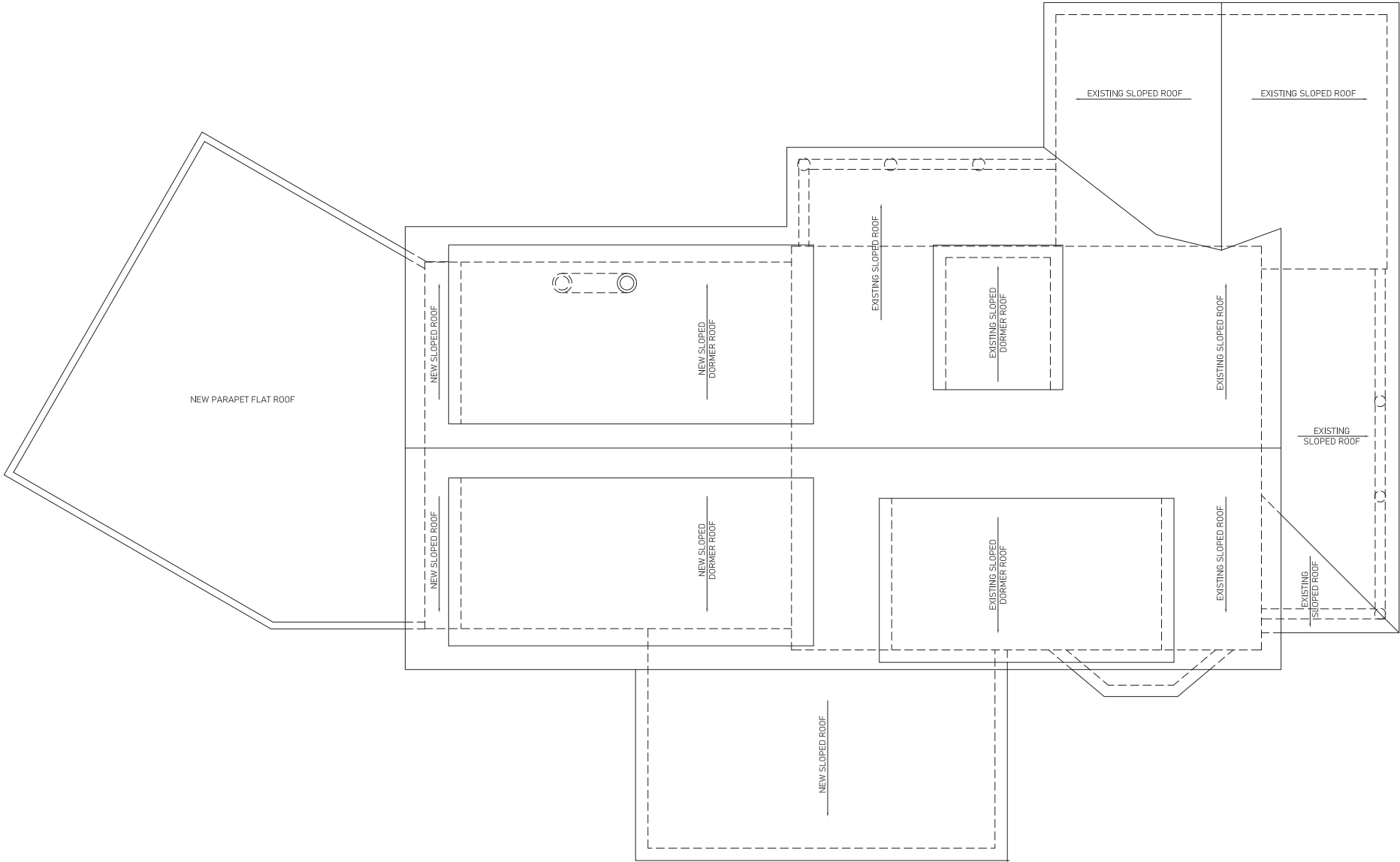
Storm Water
Management Plan



1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

**EVERSON
ARCHITECT**
952.210.9845
EVERARCH.COM



PFLUGER RESIDENCE
223 Gleason Lake Road
Wayzata, MN 55391

DATE
08-07-23

SHEET

A-103



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



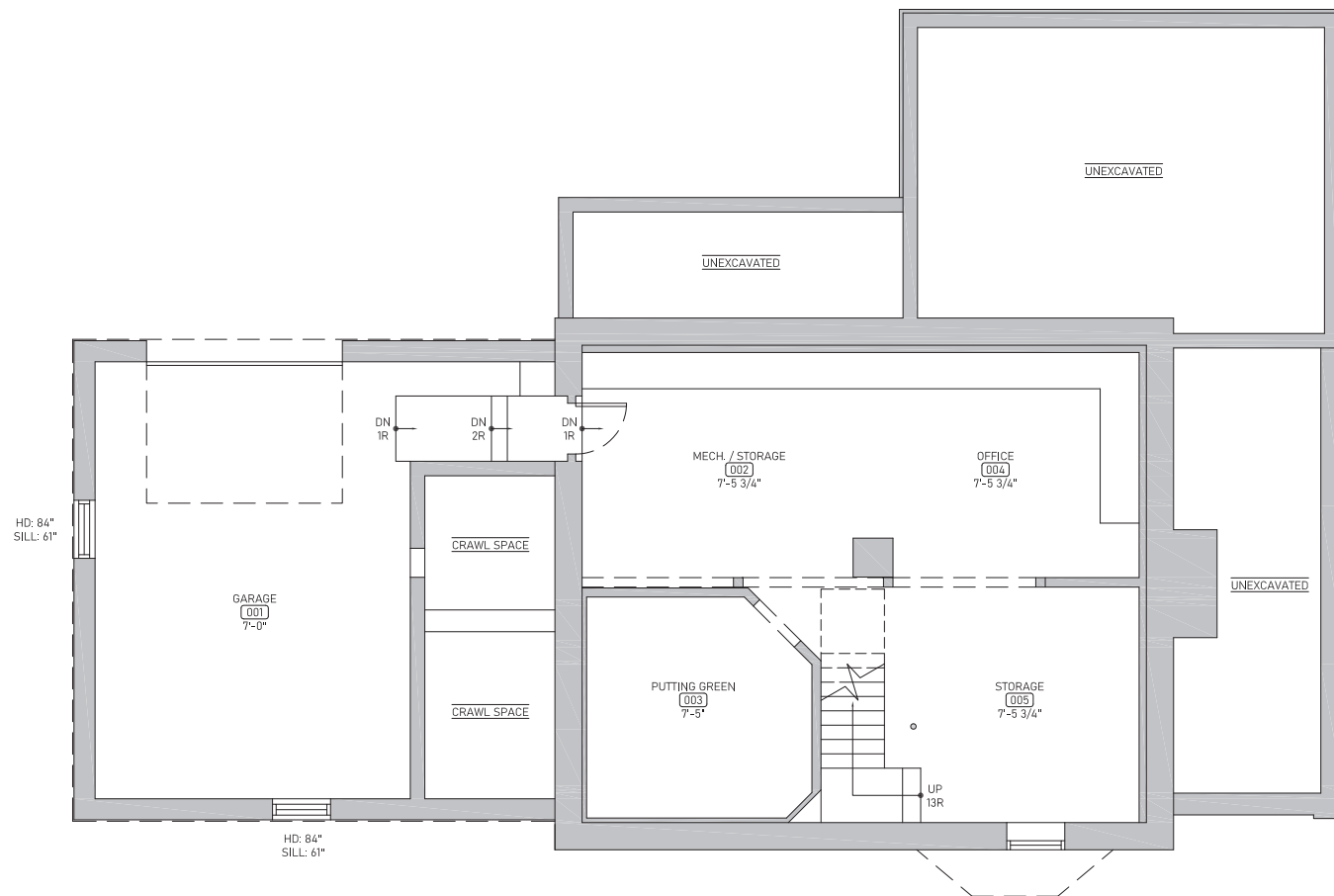
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SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1

EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

EVERSON
ARCHITECT
EVERARCH.COM

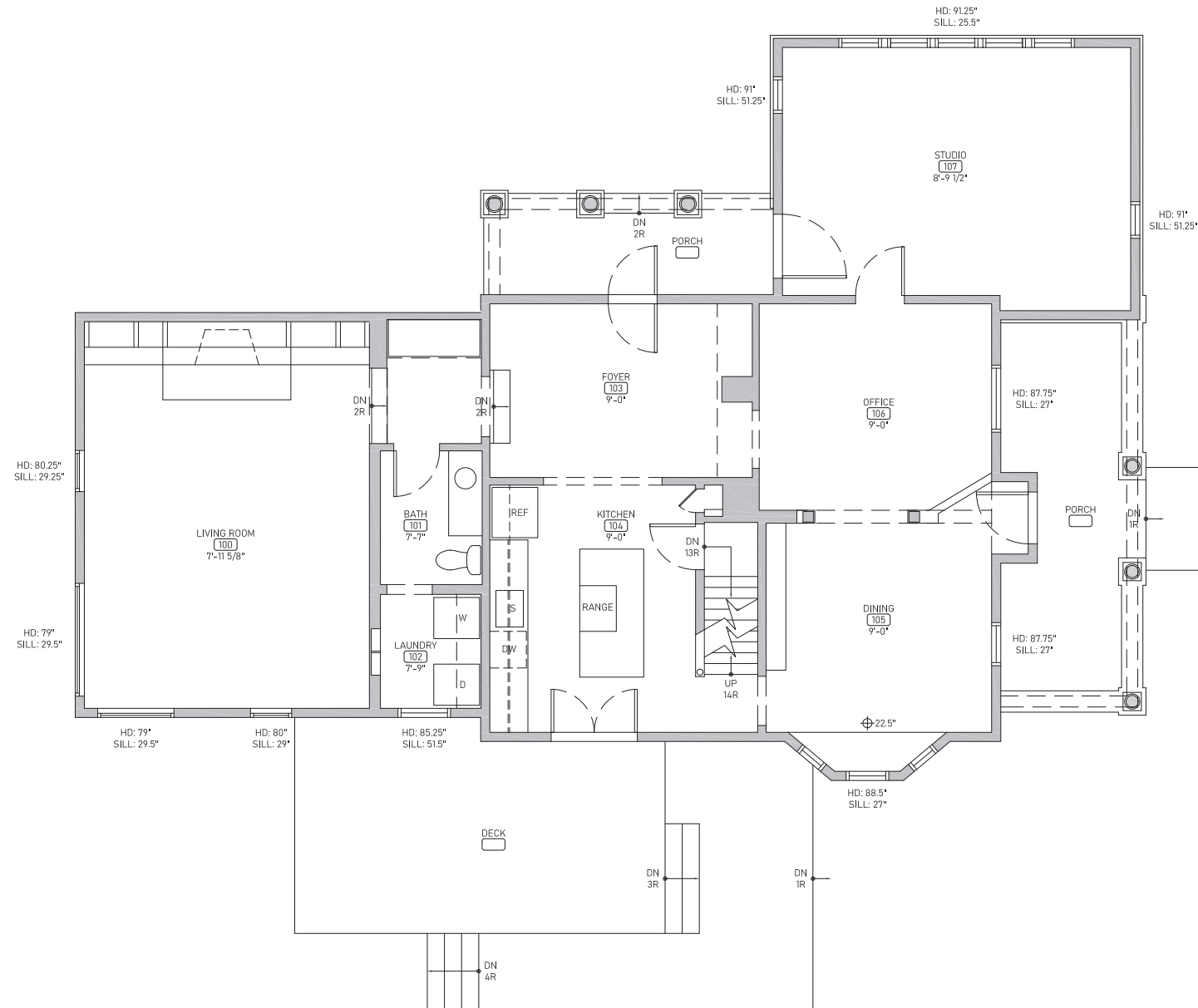
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PFLUGER RESIDENCE
223 Gleason Lake Road
Wayzata, MN 55391

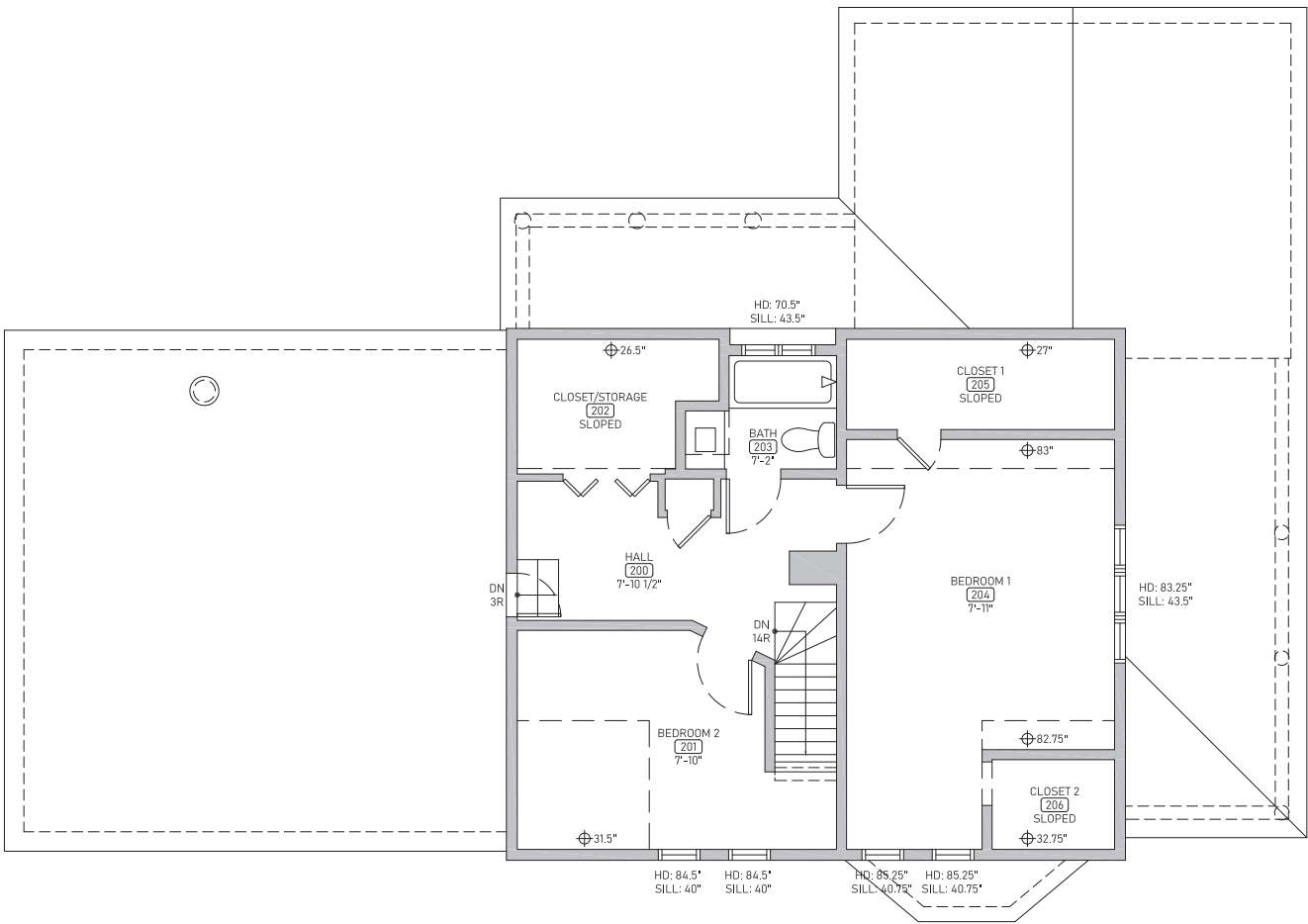
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08-07-23

SHEET

AB-100

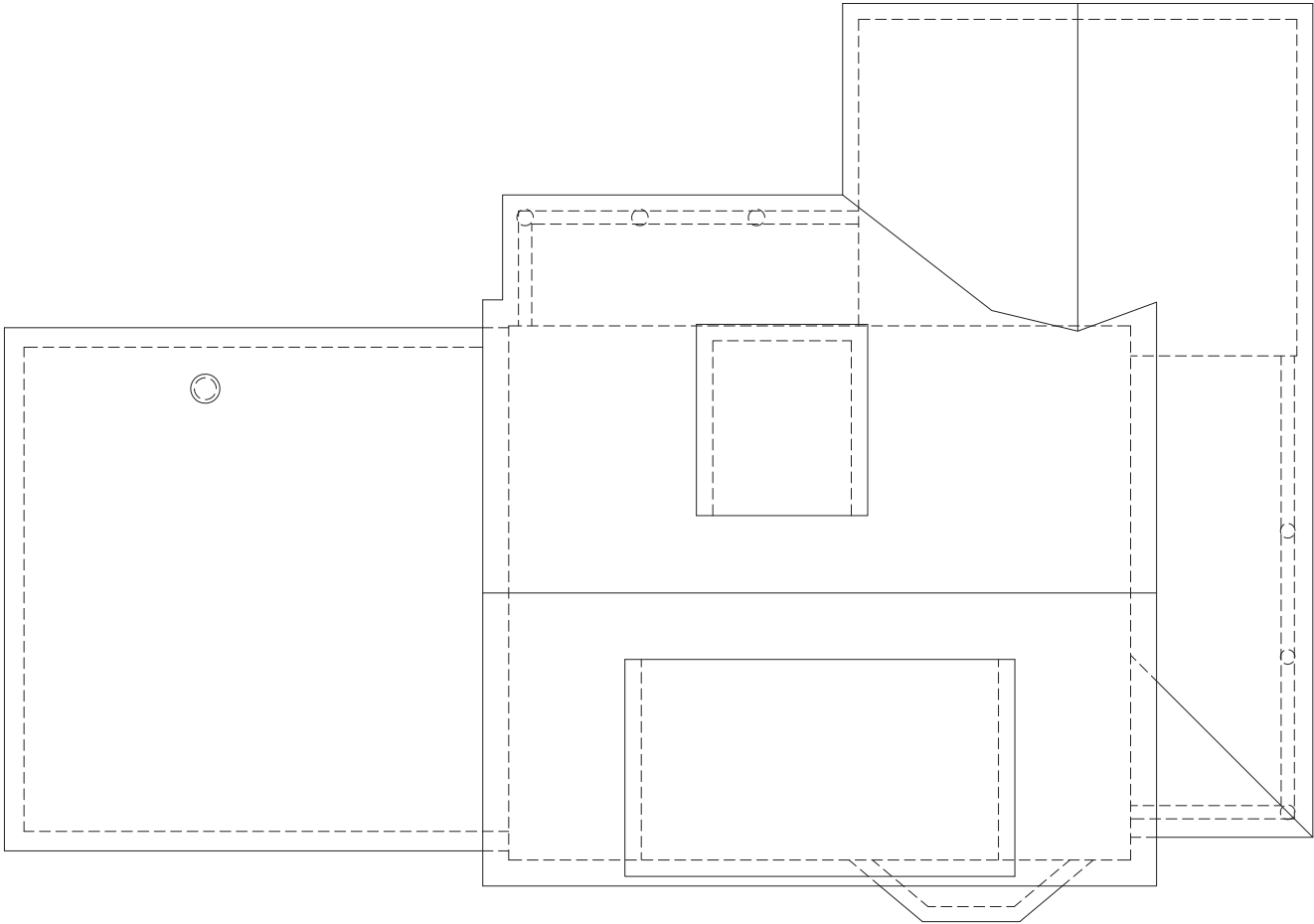


1 EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



1

EXISTING UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



1

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

DATE
08-07-23

SHEET

AB-103

Page 39 of 48

PFLUGER RESIDENCE
223 Gleason Lake Road
Wayzata, MN 55391

EVERSON
ARCHITECT
952.210.9845
EVERARCH.COM



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



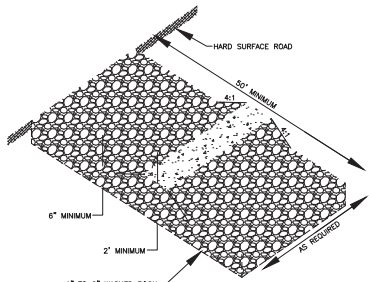
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

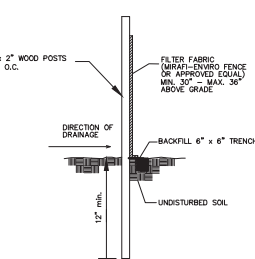


2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



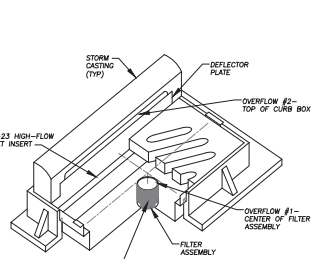
NOTES:
ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

ROCK CONSTRUCTION ENTRANCE DETAIL



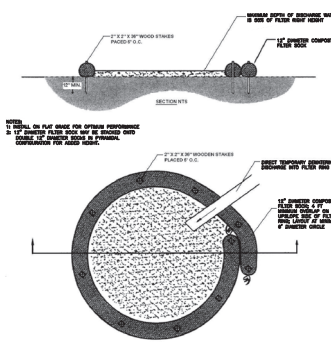
SILT FENCE NOTES:
1. SILT FENCE SHALL BE BLACK IN COLOR.
2. DO A 6\"/>

SILT FENCE DETAIL



NOTES:
1) CONTRACTOR OPTION TO USE WIMCO INLET PROTECTION INSERT OR EQUAL.

INLET PROTECTION DETAIL



TEMPORARY DEWATERING DISCHARGE DETAIL

LEGAL DESCRIPTION

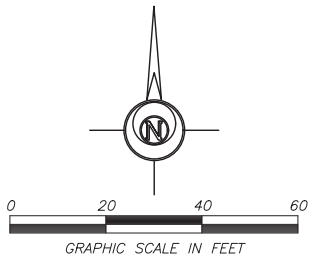
SEE SURVEY

PROJECT LOCATION

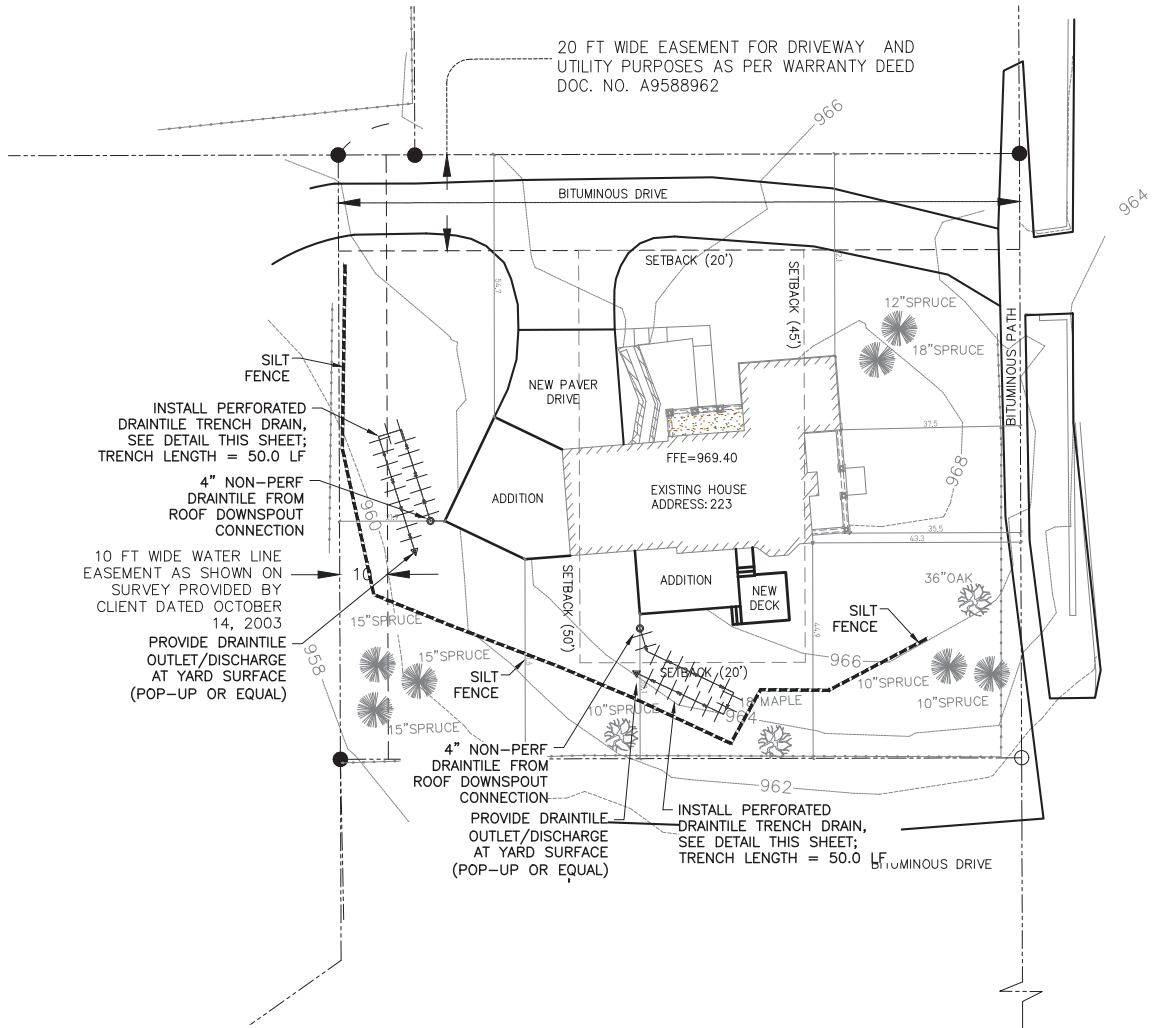
PART OF SECTION 5,
TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

SITE LEGEND:

- Existing Property Line
- Existing Adjacent Property Line
- Existing Contour w/Elev. Text
- Proposed Contour w/Elev. Text
- Proposed Building
- Proposed Silt Fence
- Proposed Ground Elevation



Survey Data By:
Lake and Land Surveying
1200 Centre Pointe Curve
Suite 375
Mendota Heights, MN 55120
651-776-6211



GLEASON LAKE ROAD

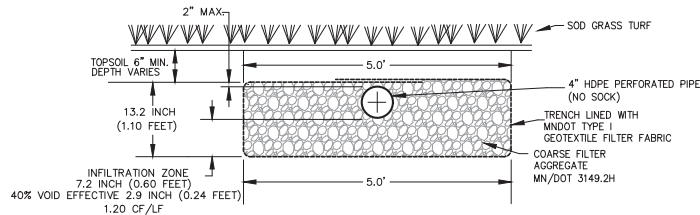
(COUNTY ROAD 15)

DRAINAGE IMPERVIOUS SURFACE COMPARISON: EXISTING CONDITION vs PROPOSED CONDITION

	EXISTING (SF)	PROPOSED (SF)
HOUSE & PORCHES =	1,769	2,554
DRIVEWAY =	2,667	2,664
PUBLIC SIDEWALK =	336	336
ENTRY SIDEWALK=	117	117
RETAINING WALLS =	49	49
TOTAL IMPERVIOUS SURFACE =	4,938	5,720
IMPERVIOUS SURFACE INCREASE = (EXISTING vs PROPOSED)		782 SF 15.8 %

Lot is within Shoreland Overlay District with limited 25% maximum impervious surface coverage requirement per city code. Lot area is 17,866 sf. Maximum impervious surface coverage 17,866 sf x 25% = 4,466 sf

Proposed impervious surface is 1,254 sf larger than 25% maximum impervious coverage requirement. Required stormwater capture volume is 115.0 cf based on 1.1" rainfall event. Storm water runoff and volume reduction is proposed to be achieved by perforated drainatile infiltration trenches. The effective infiltration volume is 1.20 cf per linear foot of trench. Proposed infiltration trench length is 100 lf. Proposed capacity infiltration volume is 120.0 cf (100 x 1.20 = 120.0). Infiltration trench to provide runoff and volume control equivalent to 1.15 inch rainfall event on 1,254 sf hard surface area (120.0 / 1,254 x 12 = 1.15).



NOTES:
1. 2.9 INCH INFILTRATION ZONE ASSUMES TYPE D SOILS WITH 0.06 IN/HR INFILTRATION RATE AT 48 HR DRAWDOWN PERIOD. PROVIDES VOLUME OF 1.20 CF PER LINEAR FOOT OF TRENCH.
2. TRENCH PROVIDES STORM WATER VOLUME CAPACITY OF 2.25 CF/LF FOR 13.2 INCH TRENCH DEPTH. ASSUMES 40% VOID SPACE IN COARSE FILTER AGGREGATE AND INCLUDES PIPE.

PERFORATED DRAINTILE INFILTRATION TRENCH
TYPICAL DETAIL

POLLUTION PREVENTION NOTES

- Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.
- Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.
- External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site.
- No concrete washouts are allowed on site.

VEGETATION GROUND COVER SCHEDULE

- Permanent turf ground cover shall include all disturbed areas be covered with a minimum 4" topsoil and sodded or seeded as allowed by City, or as proposed on City approved landscape plan for the project.
- Temporary ground cover shall be MnDOT seed mix 150 shall be applied at 100 lbs/ac. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
- Fertilizer shall be MnDOT Type 1 10-10-20 and applied at 200 lbs/ac. Disc fertilizer into top 3" of soil. Specification reference is MnDOT 2575.
- Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- Any seeded areas that do not become established with vegetation shall be reseeded at Contractor's expense.
- Erosion blanket shall be installed in seed areas with ground surface slopes of 5H:1V or steeper.

EROSION CONTROL NOTES

- All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
- Temporary erosion control soil stabilization shall be completed within 72 hours of disturbed areas that are to remain fallow and in an unfinished temporary condition. Temporary stabilization to be completed in compliance with MnDOT 2575 specifications.
- After completion of final grading, exposed soils must be permanently stabilized within 72 hours. Stabilization shall consist of disc-anchored seed & mulch or sod as allowed by City, or as proposed on City approved landscape plan for the project. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
- Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
- Temporary dewatering pump out to be discharged to constructed Temporary Dewatering Discharge per detail this sheet, or sediment filter bag constructed of min. 8oz non-woven filter fabric, to provide silt and sediment removal from stormwater prior to discharge to appropriate drainage area.

GENERAL GRADING NOTES:

- Specifications applicable for this project: Current standard specifications for the City of Minneapolis; the latest Minnesota Department of Transportation Specifications for Highway Construction; and all NPDES requirements except where modified by these documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
- The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
- Final Plat shall govern for easements and lot dimensions.
- Any erosion control items necessary to protect adjacent properties shall be constructed prior to the start of excavation or grading work.
- Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Owner, followed by all necessary restoration of disturbed area.
- The Grading contractor shall provide positive drainage on the site at all times. Grading tolerances shall be 0.10' for hard surface areas. Grading tolerances for the remainder of the site shall be 0.25'.
- The Grading Contractor shall keep public streets, parking lots, and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.

EROSION CONTROL INSTALLATION SCHEDULE

- Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
- Rock Construction Entrance shall be installed prior to grading operations.
- All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
- All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
- Sufficient topsoil shall be stockpiled to allow for the replacement of 4" topsoil for disturbed areas to be re-vegetated.
- The contractor shall schedule site grading, utility installation and site construction so that the general site can be mulched and sodded or re-seeded as soon as possible soon after disturbance. Areas that will not be subject to construction traffic shall be seed and mulched or sodded within 72 hours of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

- Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to detail; inlet protection inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize, within 72 hours of discovery; street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
- Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
- Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
- Removal of the silt fence- Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

To Be Determined (General Contractor)

CLIENT:

**EVERSON
ARCHITECT**

5301 Glenbrea Circle
Edina, MN 55436

Tommy Everson
952-210-9845
everarch.com

Pfluger Residence
223 Gleason Lake Road
Wayzata, MN 55391

**STORM WATER
MANAGEMENT PLAN**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 09/05/2023 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilinfo.com

REVISIONS
08/28/23 ADJUST TRENCH LOCATION TO AVOID TREE
09/05/23 ADD TRENCH LENGTH TO ACCOMMODATE 25% MAX. IMP.

DATE 07/20/23

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00923

1/1

Storm Water
Management Plan

Variance Application

Address: 223 Gleason Lake Road, Wayzata, MN 55391

Date: 08-07-23

Written Description of the Variance Requests

The applicant is requesting two variances for their property in conjunction with the construction of an addition to their existing single-family house.

Variance 1 is to allow the footprint of the proposed addition to encroach into the rear setback on the west side of the property by an additional 24.5 ft. This would be a continuation of an existing non-conformity, since the house currently exceeds the rear setback on the west side of the property by 3.6 ft.

Variance 2 is to exceed the maximum allowable impervious coverage for the lot by an additional 782 sq ft (31.9%). This would be a continuation of an existing non-conformity, since the house currently exceeds the maximum allowable impervious coverage by 471.5 sq ft (27.6%). The resulting stormwater runoff created by the additional 782 sq ft of impervious coverage would be directed to an infiltration trench located on the west side of the property.

Written Justification for Variance Requests

The variances requested would allow for the construction of a modestly-sized addition to the existing house, including a single-stall garage, an owner's suite, and a screened porch. The zoning district (R1 Low Density Single-Family) for the property would not be affected by them.

There are several unique conditions inherent to the property that create practical difficulties. The property's size, shared driveway and public path, and lack of on-street parking all present significant challenges. These conditions were not created by the homeowners, as the original house was built in 1914, but they did not purchase it until 1995.

The minimum lot area requirement for new development in the R1 district is 40,000 sq ft, however, the lot area for this property is only 17,866 sq ft (per survey). The existing house has just over 2,000 finished sq ft, and only a single-stall garage, but is still over the maximum allowable impervious coverage per code. This is also in part due to a shared driveway on the north side of the property, as well as a paved public path on the east side. There is also no designated on-street parking for the property, given its proximity to Gleason Lake Road, which is too narrow. That necessitates a larger driveway pad adjacent to the garages, for guest parking as well as maneuverability of residents' vehicles.

The size and configuration of the addition was meant to minimize both the physical and visual impact on the site. The new garage is only wide enough to fit one additional car, and its height is minimized by a flat roof above. Its footprint was angled in order to reduce the amount of additional driveway hardcover, as well as improve accessibility. This structure is the bulk of what would be located over the prescribed setback. The owner's suite addition is

located directly above an existing family room and garage, so it does not affect the impervious coverage. The screened porch is located mostly over an existing deck, so although it would be adding a roof over the area, the visual impact wouldn't change significantly, especially since its walls would be semi-transparent. None of the neighboring houses' lake views would be impacted by the proposed project.



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Providing Sound, Balanced, Comprehensive Natural Resource Solutions

Memorandum

Date: September 18, 2023

To: Tommy Everson, Everson Architect

From: Melissa Barrett, Kjolhaug Environmental Services Company (KES)

Re: Tree Preservation Plan
223 Gleason Lake Road, Wayzata, MN

Melissa Barrett with Kjolhaug Environmental Services visited the 223 Gleason Lake Road site on September 19, 2023 to assess trees located to the southwest and south of proposed non-perforated draitile locations.

The drain tile will be a minimum of 15 feet from the spruce trees in the southwest corner, and 15 feet or more from the one spruce tree and one maple tree along the south site boundary.

The spruces in the southwest corner of the site are in OK condition, which is not unexpected based on their age and the shaded/moist conditions of their location. The spruce along the south site boundary is also in OK condition. Spruce roots generally extend to their dripline/branch tips but may also have feeder roots that extend past the dripline. Therefore, draitile installation as shown on the plan is unlikely to damage their primary root system.

The maple tree is in good condition but is showing some stress (as are many trees currently are) due to three years of prolonged drought conditions. Maple trees generally have a robust network of feeder roots. Draitile installation ending ~ 20 feet to the northwest of the maple trunk is unlikely to significantly affect the tree's root system.

Please also note that the neighbor's large green ash near the west property line is already dead. It is unknown what changes to the canopy/understory cover will occur when that tree is eventually taken down.

Thank you.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 2, 2023	AGENDA ITEM: 6.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 2023 City Meeting Calendar and Liaison Schedule are attached. Note that the month of October's schedule for public meetings is atypical for City Council.

ACTION REQUESTED:

N/A

ATTACHMENTS:

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

City of Wayzata 2023 Meeting Calendar



January 2023						
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	CC MTG 1/18			

February 2023						
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				

March 2023						
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	

April 2023						
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	HRA Mtg 4/4/23					

May 2023						
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			

June 2023						
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	

July 2023						
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					

August 2023						
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		

September 2023						
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						

October 2023						
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				

November 2023						
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		

December 2023						
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						

- 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 - 6:30 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

Revised
7/13/2023

2023 Planning Commission Assignments at Council Meetings

Updated 7/26/2023

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 10	Peggy Douglas
Tuesday	January 24	Adam Elg
Tuesday	February 7	Laura Merriam
Tuesday	February 21	Bonnie Schwalbe
Tuesday	March 7	Jennifer Severson
Tuesday	March 21	Ken Sorensen
Tuesday	April 4	Larissa Stockton
Tuesday	April 18	Peggy Douglas
Tuesday	May 2	Adam Elg
Tuesday	May 16	Laura Merriam
Tuesday	June 6	Bonnie Schwalbe
Tuesday	June 20	Jennifer Severson
N/A	No meeting July 4th week	
Tuesday	July 18	Ken Sorensen
Tuesday	August 8	Larissa Stockton
Tuesday	August 22	Peggy Douglas
Tuesday	September 5	Adam Elg
Tuesday	September 19	Laura Merriam
Tuesday	October 10	Bonnie Schwalbe
Tuesday	October 24	Jennifer Severson
N/A	No meeting November 7	
Tuesday	November 21	Ken Sorensen
Tuesday	December 5	Larissa Stockton
Tuesday	December 19	Peggy Douglas