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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

b) **Planning Commission Meeting Schedule**

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

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

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

AGENDA ITEM 7. Adjournment.

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

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

The motion carried unanimously.

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

Respectfully submitted,
Kayla Atkins Rokosz
TimeSaver Off Site Secretarial, Inc.