

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 2, 2023**

AGENDA ITEM 1. Call to Order

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

Chair Stockton read a prepared statement outlining multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

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

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

Absent at roll call were Commissioners: Merriam and Elg

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Schwalbe, to approve the October 2, 2023 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the September 18, 2023 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval for Side Yard Setback and Impervious Surface Variances at 308 Hampton Street S
- c.) Acknowledgement of Withdrawal for Development Application at 1903 Wayzata Boulevard E

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

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

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

1 **AGENDA ITEM 5. Public Hearing Items**

2
3 **a) Consider Application for Rear Yard Setback and Impervious Surface Variances**
4 **at 223 Gleason Lake Road**

5
6 Assistant Planner, Valerie Quarles, introduced the application and gave an overview of the
7 variance requests at 223 Gleason Lake Road. She reviewed the proposed project location,
8 surrounding neighborhood zoning and land uses, existing conditions, and details of the application.
9 She explained that the applicants would like to expand the existing garage, create an owner's suite,
10 create a screened porch, and add stormwater mitigation on the property. She noted that the
11 property is located within the Shoreland Overlay District. She reviewed comments from the City
12 Engineering Department, neighborhood notification, and the oral and written public comments
13 that were received.
14

15 At the conclusion of the staff presentation, Chair Stockton asked if the Commission had any
16 questions for staff.
17

18 Commissioner Douglas stated that the total current impervious surface on the property is 27.6%
19 and asked if that included the 2.2% of the shared driveway and the 1.9% of the impervious surface
20 for the public trail.
21

22 Assistant Planner Quarles stated that the impervious surface amount includes both of those items.
23

24 Commissioner Douglas stated that means they are currently over, but it was because of the shared
25 driveway and the trail.
26

27 Assistant Planner Quarles agreed and explained that if they didn't have those items, they would be
28 under the limit.
29

30 Commissioner Severson asked about the history on why this was such a under sized lot.
31

32 Assistant Planner Quarles explained that as she understands it, this area was originally one larger
33 estate that was split up into a couple of lots. She noted that she believes the home to the south was
34 at one time the barn for this home. She noted that that split most likely happened before the City
35 had regulations for lot size minimums.
36

37 Chair Stockton asked if someone were building a new home on that lot today if there would be a
38 requirement for garage capacity in this area of town.
39

40 Assistant Planner Quarles stated that for single family homes, she believes, at maximum, the City
41 would require one enclosed stall.
42

43 Commissioner Schwalbe noted that there is a lot of greenery and gardens in the area, and asked
44 for clarification on where this lot ends and the next property begins.
45

1 Assistant Planner Quarles shared an aerial photo that depicted where things were located and
2 clarified the proposed layout and orientation of the property.

3
4 Commissioner Douglas asked about the setback from the lot line for 215 Gleason Lake Road.

5
6 Assistant Planner Quarles stated that she did not have an exact number because it was not surveyed,
7 but noted that it would be further than the home at 223 Gleason Lake Road. She explained that
8 she would need some time to dive into the County property map to try to get to an approximate
9 number.

10
11 Community Development Director Goellner stated that she did a quick, rough measurement and it
12 appears as though the property at 215 Gleason Lake Road is about 75 feet away.

13
14 Commissioner Sorensen asked if with this addition, it would still be 21.9 feet from the property
15 line.

16
17 Assistant Planner Quarles agreed, and stated that the new addition comes closer to the rear line.

18
19 Chair Stockton stated that it essentially fades away.

20
21 There being no further questions from the Commission for Staff, Chair Stockton invited the
22 applicant to address the Commission.

23
24 Tommy Everson, Everson Architects, representing the applicant and owners, explained that John
25 Pfluger, one of the homeowners, was also an architect. He stated that the other owner, Krista
26 Johnson, grew up in this house and had lived there since 1979, and the two of them purchased the
27 home in 1995. He explained that they have done a few projects over the years and raised their
28 children there, and are looking to make the proposed improvements so they can retire in this home.
29 He stated that a big part of their plans is the master suite addition which would be built directly on
30 top of the family room and garage, and would not expand the footprint of the home. He stated that
31 the screened porch addition is off of the southwest side of the house, and would basically go on
32 top of where the existing deck is located, along with having a new deck off to the east. He noted
33 that the new garage stall will get bumped to the west on the lake side. He explained that currently
34 there is a single stall garage which is very tight and short. He noted that because of the age of the
35 structure, there is not much storage space in the home or the garage. He expressed a bit of
36 confusion regarding the concerns raised by the neighbor, and noted that they are not proposing an
37 imposing structure nor will it affect the lake views. He reviewed the some of the constraints related
38 to the property, and gave the example of the way the home had originally been sited within the lot.

39
40 Chair Stockton asked what the intent was for the top of the garage addition.

41
42 Mr. Everson explained that it would just be a flat roof, and there would not be access to it.

43
44 Chair Stockton stated that she agreed that the proposed location is the most logical location for a
45 garage, but asked what would happen if they straightened it out with a double wide, single door
46 design.

1
2 Mr. Everson stated that they had considered that option, but explained that the bigger issue with
3 that approach would be related to structural costs. He gave a brief description of the load bearing
4 issues and the requirement for additional steel supports in that scenario. He noted that they would
5 also need more hardcover because of how the driveway would have to come into the garage, and
6 believes that it would still end up exceeding the setback requirements. He explained that they are
7 not over any of the setbacks on the side of the property neighboring the resident who had sent the
8 letter sharing their concerns.
9

10 Krista Johnson, applicant and homeowner, stated that she felt that the Commission should be aware
11 that the neighbor at 215 Gleason Lake Road does not live in the home and actually resides in New
12 Hampshire. She stated this individual spends about 2-3 weeks per year at the house, and has
13 planted a large row of bushes in order to block out the home at 223 Gleason Lake Road.
14

15 There being no questions from the Commission for the applicant, Chair Stockton opened the public
16 hearing on the application at 7:07 pm.
17

18 Richard Bennett, 100 Hunters Glen Road, stated that he did not have any specific concerns with
19 what is being proposed but would like to have more information on the proposed timeline and
20 anticipated impacts to the area near his lot, including stormwater considerations. He explained
21 that his property is just north of the shared driveway.
22

23 Chair Stockton encouraged Mr. Bennett to discuss those specific questions with the applicant.
24

25 Community Development Director Goellner stated there were no people that called in to the
26 meeting that have asked to speak at the public hearing.
27

28 There being no one else wishing to comment on the application, Chair Stockton closed the public
29 hearing at 7:09 pm.
30

31 Chair Stockton asked for the Commission to share their thoughts and feedback on the application.
32

33 Commissioner Severson asked what zoning district this lot 'would' fit in as a compliant lot.
34

35 Assistant Planner Quarles stated that she believes this would probably fit in the R-2 zoning district
36 because that district has a minimum lot of size of 15,000 square feet. She reviewed the setbacks
37 and impervious surface requirements within R-2 zoning.
38

39 Commissioner Douglas asked to review the aerial photo and stated that it appears as though there
40 is a quite a barrier between this property and 215 Gleason Lake Road.
41

42 Commissioner Schwalbe stated that she feels what is being proposed is a really nice addition for
43 this particular house and a way to enhance what is already there. She stated that she supports the
44 requests.
45

1 Commissioner Sorensen stated that he would caution the Planning Commission to be careful when
2 considering granting variances, and there is criteria in place for a good reason. He stated that, in
3 this case, he feels there are many unique circumstances to the property such as the shared driveway,
4 orientation on the lot, and the trail. He stated that he would also support this request, and noted
5 that he was happy to see them working with the existing structure rather than building something
6 completely new.

7
8 Commissioner Douglas stated that this reminded her of the Commission's last meeting where there
9 was a similar issue with a home built in the early 1900s that needed variances for impervious
10 surface and setbacks. She stated that she is delighted that they are planning to keep one of the
11 City's older homes and were not planning to tear it down and just start over.

12
13 Commissioner Severson stated she had nothing to add.

14
15 Chair Stockton seconded the Commissioners' previous comments and praised the owners' long
16 history with the home.

17
18 There being no further discussion, Chair Stockton asked for a motion on the application.

19
20 Commissioner Douglas made a motion, seconded by Commissioner Schwalbe, to direct staff to
21 prepare a draft Planning Commission Report and Recommendation with appropriate findings
22 reflecting a recommendation of approval for the rear yard setback and impervious surface
23 variances at 223 Gleason Lake Road for review and adoption at the next Planning Commission
24 meeting. The motion carried unanimously.

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

- 27
28 a) **Review of Development Activities**
29 b) **Planning Commission Meeting Schedule**
30

31 Community Development Director Goellner noted that the next Commission meeting scheduled
32 for October 16, 2023 has been cancelled due to a lack of agenda items, so the next meeting will be
33 November 6, 2023. She noted that the next City Council meeting would typically be October 3,
34 2023, however, it will be held next week on October 10, 2023 instead.

35
36 **AGENDA ITEM 7. Adjournment.**

37
38 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

39
40 Commissioner Severson made a motion, seconded by Commissioner Douglas, to adjourn the
41 Planning Commission meeting. The motion carried unanimously.

42
43 The Planning Commission meeting was adjourned at 7:18 p.m.

44
45 Respectfully submitted,
46 Kayla Atkins Rokosz

1 *TimeSaver Off Site Secretarial, Inc.*
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