WAYZATA PLANNING COMMISSION
MEETING MINUTES
JUNE 3, 2024

AGENDA ITEM 1. Call to Order

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

Chair Stockton read a prepared statement that outlined 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: Plantan, Stockton, Sorensen, Schwalbe, Severson, and Elg. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

Commissioner Elg asked to address the Commission to apologize for what he described as his lack of decorum a few meetings ago. He explained that he had spoken over other Commissioners, and had also spoken without being acknowledged by Chair Stockton, and wanted to apologize for that behavior. Chair Stockton acknowledged Commissioner Elg's apology.

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 June 3, 2024 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the May 20, 2024 Planning Commission Meeting Minutes
b.) Approval of Planning Commission Report and Recommendation of Denial for Development Application at 565 Ferndale Road W. (Ferndale Bluff)

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 Plantan 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 Development Application for Impervious Surface and Driveway Setback Variances at 715 Rice Street E.

Assistant Planner, Valerie Quarles, gave an overview of the request for variances related to impervious surface and driveway setback at 715 Rice Street East. She reviewed the project location, zoning and land use for the surrounding neighborhood, existing conditions, zoning history, and details of the application. She noted the neighborhood notification that had been given for the application, and City Department comments.

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

Commissioner Severson asked about the variance request related to the driveway setback. She asked if she was correct that their driveway was already over the setback on portions of the driveway, and if this request was just to be able to straighten things out.

Planner Quarles stated that was correct, and explained that this would basically take the existing issue and make it a bit worse, in terms of how much of the driveway is inside the setback, which was why a variance was needed.

Commissioner Severson asked what would need to 'go away' for them to meet the impervious surface requirements.

Planner Quarles explained that it would be really tough because the home itself takes up about 23% of the lot and the driveway is another 15% of the lot, which already puts them at 38% impervious surface.

Commissioner Sorensen read aloud from the staff report about how the City treats things equally, and asked why the City did not acknowledge that the proposed pavers are permeable.

Planner Quarles explained that it relates to the complexity of administering permits for this work. She stated that there are lot of cities around the lake that have different approaches in how they handle this issue, for example, some cities have credit systems. She stated that the City's policy is to count everything as impervious surface. In situations that require a variance, the City requires mitigation efforts for excess stormwater runoff, such as using pervious pavers. She noted that there can be flaws in the system, but it leads to applicants having more flexibility to do what they need to do within the threshold stated in their zoning district rather than working within a credit system.

Commissioner Sorensen asked if new residential construction was dealt with in the same way.

Planner Quarles stated that the City did treat it in the same way, and explained that has the effect of not necessarily incentivizing stormwater systems like pervious pavers until applicants need a variance.

There being no further questions for staff, Chair Stockton invited the applicant to address the Commission.

Bob Palmer, Landscape Renovations, Applicant's representative stated that this is a difficult project because they are so far over the surface limits. He explained that they had worked hard to try to come up with a solution to mitigate the water and reduce the square footage, and still have a usable and viable outcome for the applicants. He said he believes that what they have presented is a viable option for managing their water.

There being no questions from the Commission for the applicant, Chair Stockton opened the public hearing on the application at 6:50 pm.

There was no one present in person wishing to speak, and Community Development Director Goellner stated there were no people that called in to the meeting that have asked to speak at the public hearing.

There being no one wishing to comment on the application, Chair Stockton closed the public hearing at 6:50 pm.

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

Commissioner Severson stated that in 2001, when the home was built, Planner Quarles had indicated that there were not the same impervious surface limits on this lot that there are today, and asked how this lot had ended up being the way it is.

Planner Quarles stated that this entire area along Rice Street was developed around the same time, and stated that it is possible that the City will end up seeing similar issues from the other homes in the area as well, if they want to make significant changes to their hardcover. She stated that sometimes it is just how the City codes were written at the time of development and noted that since that time, the City has clamped down more on impervious surfaces. She stated that it was also common at that time for cities to just limit impervious surface within the shoreland districts and this is outside of that, which may also be a factor.

Community Development Director Goellner noted that she believes the impervious surface limit was added around the time that there were a lot of teardowns in the neighborhood.

Commissioner Severson stated that she felt that this was a pretty easy call because the impervious surface is actually getting better despite still being over the limit. She noted that she did not think there was really much that they could do if they want to be able to do any kind of renovations in their yard. She explained that she does not have any issues with these requests, and asked how many feet over the driveway would actually be.

Planner Quarles stated that it would end up being 7 feet over the setback.

Commissioner Schwalbe noted that if there would be one thing for her to question, it would be why they could not just leave the driveway the way it is right now. She stated that there did not appear to be a really good reason for making that change. But she noted that she also didn't feel it was too big of a deal and overall, she felt the requests were reasonable.

Commissioner Plantan stated that she agreed with the comments that had already been made by the Commission. She stated that overall the impervious calculations will end up less than they are today, which she feels is a positive. She stated that their plans for the stormwater management also align with the City's commitment to best practices.

Commissioner Elg stated that he felt that the plans look beautiful and the application meets the expectations of the Commission's guidance for a recommendation of approval.

Commissioner Sorensen stated that he also agreed with the commentary that had already been made, and noted that this is situation where the property owner acquired a legal non-conforming situation and are trying to make the best of it and improve things for the neighborhood.

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

Commissioner Schwalbe made a motion, seconded by Commissioner Sorensen, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommendation of approval for the development application for Impervious Surface and Driveway Setback Variances at 715 Rice Street E 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 stated that the commission meeting scheduled for June 17, 2024 will be cancelled due to a lack of agenda items, but noted that they will meet on July 8, 2024 for a Public Hearing item. She asked the Commissioners to make sure to let her know if they have dates throughout the summer when they will be unable to attend the meetings.

AGENDA ITEM 7. Adjournment.

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

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

The Planning Commission meeting was adjourned at 7:02 p.m.

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