

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
June 16, 2015**

**5:45 PM WORKSHOP WITH PLANNING COMMISSION TO REVIEW ZONING STANDARDS
FOR NEIGHBORHOODS**

Mayor Willcox called the workshop meeting to order at 5:45 pm in the Community Room at Wayzata City Hall. Council Members present: Anderson, McCarthy, Mullin, and Tyacke. Planning Commissioners Present: Gonzalez, Gruber, and Iverson. Also present: City Manager Nelson, Director of Planning and Building Gadow, Director of Administrative Services Uram, Management/Planning Intern Peters, City Attorney Schelzel, Heritage Preservation Board Member Sorrentino, and Parks and Trails Board Member Borg Babcock.

Mr. Gadow stated that as part of their 2015 Strategic Plan Update, the City Council expressed a desire to undertake a study of the City's residential zoning district regulations to determine if they were in keeping with the existing character and "rhythm of elements" of the neighborhoods. Staff has requested a joint Planning Commission and City Council workshop on this topic, so that staff can better understand the proposed scope of the study, in order to determine the resource and time needs that would be required.

Mr. Gadow stated that in 2007, planning staff and the Planning Commission undertook a 12 month study of the zoning requirements for the "Old Wayzata Plat", the "Old Holdridge", and North Wayzata Blvd neighborhoods within the existing R-3 Single and Two Family District. The study, which was part of a moratorium on building height above 30 ft. for new residential construction, evaluated a number of policy tools to address larger new infill residential structures on smaller lots. Mr. Gadow indicated that the policy tools evaluated, included:

- Review of permitted and conditions use
- Average Front Yard Setbacks
- Additional impervious surface allowances to incentivize detached garages
- Limits on front-loading garages
- Reduction in peak building height from 35 ft to 32 ft to the peak of the roof
- Inclusion of articulation requirements to limit long unbroken planes along the side walls of structures
- Floor Area Ratio standard to limit the total amount of building square footage based upon the size of the lot (excludes garage, porches, and below grade basement SF).

Mr. Gadow informed the group that the 2007 study generated much public comment on the proposed regulations, both in favor and in opposition to the changes. He said that after much deliberation in 2007, the City Council approved a rezoning of the Old Wayzata Plat, Old Holdridge, and North Wayzata Blvd neighborhoods to a new R-3A Zoning District category, which included a 32 ft peak height limit, and setback allowances to assist narrower corner lots to more closely match the setbacks of adjacent properties. He informed the group that back in 2007, the City Council was concerned about the unintended consequences of adopting the additional policy items into ordinance, and held them over.

The Council asked staff to focus specifically on the neighborhoods currently zoned R-3, R-3A, and R-2, and include the following topics as part of the study:

- Building Height
- Front Yard Setbacks
- Side Yard Setbacks
- Scale of buildings
- Amount of tree removal

- Garage location
- Lot Combinations
- One vs Two Family Uses
- Quality of exterior and interior building materials

6:30 PM KC CHERMAK – WISE HOUSE RELOCATION

Mayor Willcox called the workshop meeting to order at 6:30 pm in the Community Room at Wayzata City Hall. Council Members present: Anderson, McCarthy, Mullin, and Tyacke. Planning Commissioners Present: Gonzalez, Gruber, and Iverson. Also present: City Manager Nelson, Director of Planning and Building Gadow, City Engineer/Assistant Director of Public Works Kelly, Director of Administrative Services Uram, Management/Planning Intern Peters, City Attorney Schelzel, Heritage Preservation Board Member Sorrentino, and Parks and Trails Board Member Borg Babcock.

Mr. Gadow stated that on May 4th, the City Council approved a three (3) lot subdivision of the property at 313 Central Ave S submitted by KC Chermak of Pillar Homes and Gary Gravier (collectively, the "Applicant"). One of the conditions of Resolution 20-2015, was that:

"For a period of no less than sixty (60) days from the date of approval of the Proposed Subdivision by the City Council, the Applicant must preserve the existing "1903 Wise House" on the Property and make best efforts to facilitate the relocation of the house to another property. Thereafter, the Applicant must provide the City with public notification no less than ten (10) days prior to the home being demolished, in addition to following all other City processes and permit requirements for demolition."

Mr. Gadow said that since the Council approval of the subdivision, Mr. Chermak has continued to work with members of the City's HPB and Wayzata Historical Society, and has found a willing purchaser of the Wise House. Mr. Tim Foster, of the Partners Group and owner of the commercial property at 222 Minnetonka Ave S has expressed an interest and willingness to purchase the Wise House and relocate it to the rear portion of the 222 Minnetonka Ave S property. Mr. Foster desires to utilize the existing Wise House as conference room space for the existing office building on the property (locally known as the "Lorie Line building").

Mr. Gadow reviewed hardcover, setback and parking requirements necessary to accommodate the addition of the Wise House on the 222 Minnetonka Ave S property. In order to conduct the relocation of the Wise House, Mr. Chermak and Mr. Foster would be responsible to secure approval of a City Right of Way permit, post a performance security, secure permissions or easements to cross private properties, coordinate the relocation with Public Works and the Police Department, and coordinate any utility line relocations with Xcel at their expense. Mr. Gadow stated the Applicant stated the proposed relocation would occur between the end of June and middle of July.

Mr. Gadow indicated that Mr. Foster expressed a willingness to have the Wise House open to the public for certain City events, such as James J Hill Days.

The Council thanked Mr. Chermak for his efforts in facilitating the relocation of the Wise House.

The Workshop meetings were adjourned at 6:55 pm.

Respectfully submitted,

Becky Malone 07-07-2015

Becky Malone, Deputy City Clerk