

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, March 10, 2025

6:30 PM

HYBRID MEETING INFORMATION

Click here to join Teams Meeting

Meeting ID: 253 644 362 808 Passcode: n33Li6Mf

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).

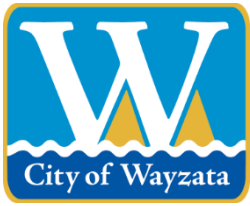
1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of February 24, 2025
 - b. Approve Report and Recommendation of Approval for Preliminary Plat at 565 Ferndale Road West (Ferndale Bluff)
5. **Public Hearing Items**
 - a. Consider Development Application for Fence Variance at 330/355 Waycliffe South and Private Street
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - March 25, 2025 (rescheduled)

Planning Commission - March 24, 2025

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: March 10, 2025	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of February 24, 2025	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of February 24, 2025.

ATTACHMENTS:

1. Planning Commission Minutes of February 24, 2025

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 24, 2025**

AGENDA ITEM 1. Call to Order

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

Chair Cameron read a prepared statement that outlined multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

Chair Cameron asked City Planner Quarles to take roll call.

Present at roll call were Commissioners: Schwalbe, Severson, Elg, Cameron, VanLoy, and Ankeny. City Planner Valerie Quarles, Planning Consultant Eric Zweber, and City Attorney David Schelzel were also present.

Absent at roll call was Commissioner Plantan (with prior notice).

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Schwalbe, to approve the February 24, 2025 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the February 10, 2025 Planning Commission Workshop and Regular Meeting Minutes

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

Hearing no request for further discussion or changes, Chair Cameron asked for a motion to approve the Consent Agenda as presented.

Commissioner VanLoy made a motion, seconded by Commissioner Ankeny, to approve the Consent Agenda as presented.

The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Preliminary Plat at 565 Ferndale Road West (Ferndale Bluff)

City Planner, Valerie Quarles, gave an overview of the subdivision application for approval of a Preliminary Plat at 565 Ferndale Road West. She reviewed the project location, surrounding zoning and land use, existing conditions, a prior application from 2024, and details within the current application. She noted that the City Engineer had reviewed the application and had provided no additional comments at this time, but would need to approve final site plans during the Final Plat and Development Agreement phase of the application. She stated that as of 5:00 p.m. tonight, the City had gotten 12 public comments on the application and explained that half expressed support of the application, and the other half expressed opposition.

At the conclusion of Ms. Quarles' overview, Chair Cameron asked if the Commission had any questions for Staff.

Commissioner Schwalbe asked for clarification from City Attorney Schelzel on what the Commission's role was and if they were to look at the application strictly as a land use request or if they were supposed to be more quasi-judicial, and had the ability to look at other issues as well.

City Attorney Schelzel explained that the application was for approval of a Preliminary Plat to subdivide the property, so the Commission should be looking at the proposed plat under all the criteria from the City's Subdivision Ordinance and should direct staff to prepare a draft report and recommendation with their findings. He noted that the Commission could attach reasonable conditions to this recommendation.

Commissioner Schwalbe noted that it had been brought up quite a bit throughout the public comments received, and explained that she wanted to make sure that she understood the Commission's role.

Commissioner Ankeny asked who would be responsible for building the proposed road.

Ms. Quarles explained that the applicant would be responsible for building the road as well as the associated costs, and the City would be responsible for ongoing maintenance of the road, as a public street.

Commissioner Severson stated that her understanding was that they weren't concerned right now about what homes would be built there, and were only concerned about where the placement of the homes could possibly be.

Ms. Quarles stated that was correct and explained that the subdivision code asks for depictions of where building pads would be approximately placed so the City had an idea of what could be built there, but the actual location and design would depend on future decisions and building permitting.

1 Commissioner Severson asked about the existing home on the property, and noted that the City
2 did not know if it would be torn down or maintained.

3
4 Ms. Quarles stated that was correct because the decision would be made by the current or future
5 owner of the property on which the home was located.

6
7 Commissioner Severson asked what would happen if the City approved this and the lots were sold,
8 and then new owners came back wanting something completely different than what was agreed to
9 with the Preliminary Plat.

10
11 Ms. Quarles stated that if someone wanted to change the configuration of the lots, they would
12 likely need to come back before the Commission with another subdivision approval request but
13 noted that if someone wanted to change the house location within the buildable areas, they would
14 be able to do that without additional Commission review. She explained that the City was being
15 asked to approve the subdivision with the lot lines as outlined in the proposed plat and, if approved,
16 that was how the lot lines would remain, unless they wanted to re-subdivide it for some reason in
17 the future. She reiterated that in terms of where the houses would go, as long as it was compliant
18 with zoning, it would just go through the building permit process and would not need to come back
19 before the Commission, unless a variance ended up being needed.

20
21 Commissioner Elg asked if there were only 2 outlots associated with the retaining wall.

22
23 Ms. Quarles explained that there were only 2 outlots and they would split ownership of the
24 retaining wall on the west side. She noted that there was also a retaining wall on the east side as
25 well, but that was on the same lots as the homes.

26
27 Commissioner Elg asked if the height of the retaining wall on the outlots was about 7 to 8 feet.

28
29 Ms. Quarles answered that the retaining wall west of the public road on the outlots was 8 feet tall
30 and the one east of the public road would be 7 feet tall.

31
32 Commissioner Elg asked if the City knew how the retaining walls would be constructed.

33
34 Ms. Quarles stated that the only information she knew was that retaining walls over 4 feet high
35 required an engineered wall.

36
37 Commissioner Schwalbe asked for additional clarification on what it may feel like driving up the
38 driveway with the retaining wall there.

39
40 Ms. Quarles explained that heading up the driveway to the north, on their left they would start to
41 see a retaining wall come up as the road cuts through the existing hill. She noted that as you travel
42 through, and the land rises and falls, that would be where the retaining walls would be located.
43 She explained that the retaining walls would be located a bit further out from the street and would
44 not be right next to the pavement. She explained that they would be located beyond the right-of-
45 way, because the City wanted them to be on private property.

1 Commissioner Severson asked if the retaining wall would be going up from the road or down
2 below the roadway.

3
4 Ms. Quarles stated that the road was low and the retaining wall would go up.

5
6 Chair Cameron referenced slide 16 from the presentation, and asked if the green areas on the far
7 right was the buildable area.

8
9 Ms. Quarles confirmed that this was roughly the buildable areas.

10
11 Chair Cameron referenced the proposed 8% grade and asked how steep Broadway Avenue was
12 near City Hall. He explained that he was trying to envision how steep 8% actually was.

13
14 Ms. Quarles stated that she did not know that information off the top of her head but would assume
15 it was steeper than 8%.

16
17 Commissioner Schwalbe stated that the last time they discussed this, they spoke about the
18 consequences to a lot if, lots 1 and 3 were built first, which would have a negative impact on where
19 lot 2 could build.

20
21 Ms. Quarles stated that was why the applicant had noted that they would provide a covenant in the
22 Development Agreement associated with approval of the proposed plat to ensure that scenario did
23 not happen, because it would force a variance.

24
25 Commissioner VanLoy asked about the pond that will be created right next to Ferndale, and if the
26 visual from Ferndale would be significantly different than the view right now.

27
28 Ms. Quarles explained that it would depend on what type of screening the applicant would place
29 in this location. She noted that she believed that there was an existing hedge, but any trees that
30 were in the location of the pond would no longer be in place, so there would most likely be some
31 visual differences.

32
33 Commissioner Elg stated that he believed that there would be 122 trees removed under the
34 proposal, and the presentation also had a graphic that outlined how many dead, dying, or diseased
35 trees were there. He asked if the removal amount had delineated the dead, dying or diseased trees.

36
37 Ms. Quarles stated that her understanding of the 122 number was that it excluded the dead,
38 diseased, or dying trees, because the way the City calculated the replacement inches needed,
39 excluded those trees.

40
41 There being no further questions for staff, Chair Cameron invited the applicant to address the
42 Commission.

43
44 Applicant's representative, Mike Steadman, 401 Lake Street East, Compass Real Estate, noted that
45 he had specialized in new construction and land development for over 30 years and reviewed some
46 of the local projects he had been involved in. He explained that he was working with Meredith

1 Howe from Coldwell Banker alongside the Capen family, and felt this project was a culmination
2 of careful planning by the Capen family who have been residents in Wayzata for over 60 years.
3 He noted that their proposal did not include any variances for 3 lots sitting on 12 acres and was
4 compliant with City Code and with Zoning. He noted that he also felt that what they were
5 proposing was attractive and environmentally sensitive, as well as thoughtful in design.
6

7 Samantha Capen Muldoon explained that she and her sisters owned the subject property at 565
8 Ferndale Road West, but her home address was 1801 West Farm Road, Long Lake. She gave a
9 presentation outlining a broad overview of their proposed project, the team that has been working
10 on their plans, different iterations of the plans from the past, and communication that had taken
11 place with neighbors. She outlined some of the changes that had made to their plans that she felt
12 were substantial, including a reduction of the overall residential lots from 5 to 3 on their 12 acres
13 of land. She noted that she also felt it was important to note that they had designed this project to
14 be in harmony with the environment.
15

16 Pat Steinhoff, attorney for the applicant, stated that the City had approval standards within its
17 Zoning and Subdivision Ordinances and that this application was for plat approval, which was a
18 type of quasi-judicial decision. He stated that this application did not deviate from any of the
19 City's standards in the Code, which meant that the City cannot deny this request for reasons such
20 as someone would prefer there to only be 2 lots or less riparian lots. He reiterated that this was a
21 fully conforming application, so the City did not have the discretion to deny it and asked the
22 Commission to recommend approval of the request.
23

24 At the conclusion of the Applicant's presentation, Chair Cameron asked if the Commissioners had
25 any questions for the Applicant.
26

27 Commissioner Schwalbe asked how long the expected grading and trucks coming in and out would
28 last.
29

30 Ms. Capen Muldoon asked David Lyste to answer that question.
31

32 Applicant's contractor, David Lyste, Vice President, Rachel Contracting, stated that he expected
33 the grading and truck traffic to last between 6 to 8 weeks, but noted that they may be able to finish
34 the work in a month. He noted that the worst case scenario would be 2 months.
35

36 Chair Cameron asked about the covenant for the order of development, and asked if there were
37 any other covenants that would be included for any of the lots.
38

39 Ms. Capen Muldoon stated that there was another item that would tie to the 2 outlots to the 2 lots
40 across the street, but was not sure that was actually part of a covenant.
41

42 Chair Cameron stated that he liked what Ms. Capen Muldoon had to say about their conservation
43 credentials, and expressed his desire to them include a prohibition of removal of any of the heritage
44 trees, subsequent to purchase.
45

1 Ms. Capen Muldoon stated that she did not believe they could actually do that, and noted that
2 Wayzata's forester believed that they can save an additional 30 trees.

3
4 Chair Cameron acknowledged that it was also beyond the purview of the Planning Commission,
5 but that issue seemed to be one of the things that got people excited about this project. He stated
6 that there were a ton of trees on the property, which he felt was positive.

7
8 Ms. Capen Muldoon noted that many of the heritage trees were located within the bluffs, and the
9 steep slopes leading down to the lake that were not part of the buildable area.

10
11 There being no additional questions from the Commission for the applicant, Chair Cameron
12 opened the public hearing on the application at 7:26 pm.

13
14 Don Birdsong, 621 and 623 Ferndale Road, noted that they resided at the property along the
15 western property line with 565 Ferndale Road, and stated that he felt the City should deny this
16 request because he felt that construction of the road so close to their property line would create a
17 hazard for them. He stated that the new road location abuts their property line and the retaining
18 wall would be located sometimes within 10-15 feet of their property line. He referenced slide 16
19 and explained that at the beginning of the cul-de-sac, it was indistinguishable where the property
20 line is and explained that it was about an 8 foot elevation. He noted that he had sent a few photos
21 in his correspondence and reiterated that he felt this plan created a hazard. He further explained
22 that they felt that nothing had really changed from the first application to the current application
23 with respect to the location of the road. He stated that he did not believe that the applicant wanted
24 the road located where they are proposing, but, instead, have to put the road there. He noted that
25 they both share a ridge with a bluff to the east and a bluff to the west believe this proposal created
26 a hazard. He explained that he disagreed with the sentiment shared by the applicant's attorney,
27 and that the City did have a right to deny this request.

28
29 Ms. Quarles stated there were no people that called in to the meeting that have asked to speak at
30 the public hearing.

31
32 There being no additional public comment on the application, Chair Cameron closed the public
33 hearing at 7:31 pm.

34
35 Chair Cameron asked for the Commission to share their thoughts and feedback on the application.

36
37 Commissioner Severson clarified that this request was just to subdivide this parcel into 3 lots and,
38 the applicant would then own 3 separate lots.

39
40 Ms. Quarles confirmed that the request was to subdivide the property into 3 lots, and her
41 understanding was that the current owners would then sell those lots to future buyers.

42
43 Commissioner Severson noted that the future buyers could do whatever they wanted with the
44 property, which meant that the City could potentially see 3 variance requests come back before the
45 City.

1 Ms. Quarles stated that if the future owners wanted to do something that required a variance, they
2 could go through that process, but part of the idea behind all of the information included with the
3 application was to show that development would be possible without the need for a variance.

4
5 Commissioner VanLoy asked if there was any City Code in terms of change of elevation close to
6 a lot line or if it was permitted.

7
8 Ms. Quarles stated that the City has regulations on the amount of grading that someone can do on
9 a property before further approvals were required, and noted that this application did not come up
10 against that threshold because it was an average 2 foot grade change over an entire property. She
11 noted that she felt the biggest thing related to elevation changes close to another property was
12 typically drainage and runoff, and stated that the applicant had submitted exhibits with the
13 application that showed that the property graded as proposed would be able to handle its own
14 drainage.

15
16 Commissioner Elg asked to see the slide that depicted the retaining walls in red, and asked if after
17 the retaining walls, it was back to surface road.

18
19 Ms. Quarles stated that there was still grading associated with the surface road, but at a certain
20 point, it no longer required a retaining wall.

21
22 Commissioner VanLoy asked how close the retaining wall was to the property line.

23
24 Ms. Quarles asked Planning Consultant Zweber to double check the distance in the packet but
25 noted that she believed that it came within about 10 feet, at its closest point.

26
27 Planning Consultant Zweber noted that the closest point to the property line was approximately 8
28 feet to the retaining wall.

29
30 Commissioner Schwalbe asked how tall the retaining wall would be at this point.

31
32 Planning Consultant Zweber stated that at the narrowest point, it was essentially zero. He
33 explained that the retaining wall, at each end, matched the grade and then in the middle, where
34 Outlot A and B end was, it was 8 feet high.

35
36 Commissioner Schwalbe asked how far the retaining wall was from the lot line in the middle where
37 it was the tallest.

38
39 Planning Consultant stated that at that point, it was approximately 14 feet from the property line.

40
41 Commissioner Schwalbe asked for a description of the existing driveway.

42
43 Planning Consultant Zweber used an aerial photo to show and explain the location of the existing
44 driveway. He noted that there was very little gap, if any, between the Birdsong's driveway and
45 the property line, but there was 10 feet between the property line and the right-of-way and also

1 about 12 feet between the right-of-way and what will be the public road, which would make it in
2 the neighborhood of about 22 feet.

3
4 Commissioner Schwalbe asked if the Birdsong's driveway came right up to the property line.

5
6 Planning Consultant Zweber confirmed that was what the plan showed.

7
8 Chair Cameron asked City Attorney Schelzel about hazard creation as mentioned by Mr. Birdsong.

9
10 Mr. Schelzel stated that the City primarily addresses safety issues through its code, regulations,
11 and permitting process, and what the City Engineer and Building Official reviewed as part of the
12 application. He stated that the City Engineer did not have any concerns with the proposed design
13 in terms of it creating a safety issue, and noted that the proposed road was compliant with City
14 Code.

15
16 Commissioner Elg stated that if he was seeing this correctly, the closest point that anything related
17 to the driveway would be to the property line was the retaining wall, at the north end, which would
18 be about 8 feet. He noted that the furthest western edge of the driveway, at any point, would still
19 provide a 10 foot space to the property line.

20
21 Planning Consultant Zweber clarified that there was a 10 foot outlot before the right-of-way begins
22 and there was a 24 foot road within a 50 foot right-of-way, so if they placed it in the middle, there
23 would be a 13 foot space between the right-of-way line to the edge of the road, so it would be
24 about 23 feet.

25
26 Commissioner Elg stated that he appreciated the effort that the Capen family had made to adjust
27 their plans. He stated that, personally, he felt the applicant had done an outstanding job in working
28 to meet the requirements of the City Code, and was consistent with the City's plan and desire for
29 the community. He explained that he felt it was all well done and would have no problem
30 supporting this request.

31
32 Commissioner Schwalbe stated that one thing she really liked about things tonight was to see how
33 passionate everyone who lived on Ferndale felt about their neighborhood. She noted that she felt
34 it was impressive to see how much effort the Capen family took in the creation of their plans,
35 because it was clear that they took everyone's considerations into account, and she believed that
36 they had done what they could to minimize the impacts.

37
38 Commissioner Ankeny stated that she agreed, and felt the Capen family had done a wonderful job
39 of being good stewards of the land. She noted that she had walked the property on Saturday and
40 felt that they had placed the lots very thoughtfully. She stated that she lived in this neighborhood,
41 and felt that their plan fit in with the neighborhood.

42
43 Commissioner VanLoy stated that he agreed that, in general, there was a thoughtful process for
44 this application but understood the concerns raised during the public hearing. He noted that he
45 wasn't sure if the concern was that someone may fall off the retaining wall, and suggested they
46 could put in some sort of fencing.

1
2 Commissioner Severson stated that she had not seen this application in its previous iteration
3 because she was not at the Planning Commission meeting where it had been discussed. But from
4 what she had seen, she felt it had been thoughtfully done. She explained that she also felt that it
5 met all of the City's standards for a recommendation of plat approval, but noted that she hoped
6 that the City did not end up seeing any variance requests for the new lots in the next few years.

7
8 Chair Cameron stated that he agreed, and felt the level of work and passion that had gone into this
9 application was amazing. He stated that he appreciated the fact that there were no variances
10 requested with this application and that it is a challenge to try to make everyone happy. He noted
11 that the property could not stay like it is forever.

12
13 There being no further discussion, Chair Cameron asked for a motion on the application.

14
15 Commissioner Elg made a motion, seconded by Commissioner Severson, to direct staff to prepare
16 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
17 recommendation of approval for the Application for Approval of a Preliminary Plat at 565
18 Ferndale Road West (Ferndale Bluff) for review and adoption at the next Planning Commission
19 meeting.

20
21 The motion carried unanimously.

22
23 **AGENDA ITEM 6. Other Items:**

24
25 **a) Review of Development Activities**

26
27 Mr. Zweber stated that the Wells Fargo project was still moving forward, and noted that 150
28 Broadway has received their building permit and was doing the foundation/utility work. He noted
29 that coming up for discussion at the next few Commission meetings would be applications for a
30 fence variance, redevelopment of 200 Lake Street (former TCF building), and also a request for a
31 communications tower.

32
33 Commissioner Severson noted that an e-mail was sent to all of the Commissioners related to 200
34 Lake Street, and asked if that was relevant to share with City staff.

35
36 Mr. Zweber stated that a similar e-mail had been sent to the City Council, so he was not surprised
37 that it had also been sent to the Commission.

38
39 Commissioner Severson noted that she had not responded to the e-mail, but wasn't sure what she
40 should do with it.

41
42 Mr. Schelzel stated that, it is good to keep staff in the loop if Commissioners receive
43 communications from applicants, so that staff is aware of the information the Commission is
44 receiving or if it is something that needs to be added to the record. He explained that his general
45 advice to Commissioners is not to meet with developers who may come before the Commission

1 with an application, in order to maintain objectivity and an open mind about every application, and
2 to avoid any Open Meeting Law issues.

3
4 Commissioner Severson explained that she just forwarded the e-mail she received to City staff.

5
6 Commissioner Schwalbe stated that she had responded to the e-mail and had just thanked them for
7 the e-mail, and that she felt it was best for all of the Commission to hear what he had to say at the
8 same time, in the same place, with the same words, at a Commission meeting.

9
10 Mr. Zweber stated that for that particular development, their public engagement process or public
11 information process required a neighborhood meeting, but he did not believe that had been
12 scheduled yet. He stated that the Commission could attend that neighborhood meeting, but if they
13 did, he suggested that they not participate or comment at the meeting. He reminded the
14 Commission that the City website had all the materials that the applicant had submitted that could
15 be reviewed, so they could review those materials rather than taking them up on the offer to meet
16 privately.

17
18 Commissioner Severson asked how much notice was necessary when an applicant scheduled a
19 neighborhood public meeting, and how much before the Commission meeting it needed to take
20 place.

21
22 Mr. Zweber stated that they have to have the neighborhood meeting 10 days before the public
23 hearing, and believed it was a week before that the notification letter needed to be sent out.

24
25 **b) Planning Commission Meeting Schedule**

26
27 Ms. Quarles reminded the Commission that the next meeting would be on March 10, 2025.

28
29 **AGENDA ITEM 7. Adjournment.**

30
31 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

32
33 Commissioner Elg made a motion, seconded by Commissioner Schwalbe, to adjourn the Planning
34 Commission meeting.

35
36 The motion carried unanimously.

37
38 The Planning Commission meeting was adjourned at 7:56 p.m.

39
40 Respectfully submitted,
41 Kayla Atkins Rokosz
42 *TimeSaver Off Site Secretarial, Inc.*
43



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 10, 2025	AGENDA ITEM: 4.b
TITLE: Approve Report and Recommendation of Approval for Preliminary Plat at 565 Ferndale Road West (Ferndale Bluff)	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: April 17, 2025 (extended to 120 days)	

BACKGROUND:

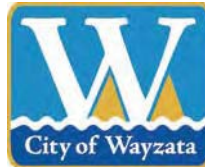
Applicant Draycott DST has submitted an application to subdivide the existing 11.67-acre property at 565 Ferndale Road West into three riparian lots. The preliminary plat application includes a new public street to serve the three new lots. The Planning Commission considered the application at their February 24 meeting and recommended approval by a vote of 6-0.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation of Approval for 565 Ferndale Road West



WAYZATA PLANNING COMMISSION

March 10, 2025

**REPORT AND RECOMMENDATION OF APPROVAL
OF PRELIMINARY PLAT AT 565 FERNDAL ROAD WEST
(FERNDAL BLUFF)**

SUMMARY OF RECOMMENDATION

1. Approval of 3 Lot Preliminary Plat
-

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Dray Trustee LLC, on behalf of Draycott DST, (the “Applicant”) has submitted an application for approval of a preliminary plat for a subdivision of the property at 565 Ferndale Road West (the “Property”) that would divide the existing 11.67-acre lot into three (3) lots with shoreline access to Peavey Pond.
- 1.2 Application Request. The following approval is requested in the Application:
- A. Approval of a preliminary plat for subdivision of the Property into three (3) residential lots (the “Preliminary Plat” or “Proposed Subdivision”).
- 1.3 Property. The street address, property identification number and owner of the Property are as follows:

Address	PID	Owner
565 Ferndale Rd W	01-117-23-33-0026	Draycott DST

The legal description of the Property is attached to this Report as Attachment A.

- 1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-1A Low Density Single Family Estate District
Comp Plan:	Estate Single Family
Overlay Districts:	Shoreland and Wetland Overlay Districts
Design District:	N/A

- 1.5 Notice and Public Hearing; Neighborhood Notification. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 13, 2025 and mailed to all property owners located within 500 feet of the Property on February 11, 2025. The public hearing on the Application was held at the February 24, 2025 Planning Commission meeting. Under the City's Neighborhood Notification and Meeting Policy, the Applicant sent a letter about the Application to residents within 500 feet of the Property on February 6, 2025. A neighborhood meeting was not required.

Section 2. STANDARDS

- 2.1 Subdivision / Preliminary Plat. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X of City Code. In reviewing such requests, the Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact based upon the factors found in Section 1003.02.E:

3.1 Subdivision / Preliminary Plat.

A. The Planning Commission has considered the possible adverse effects of the Preliminary Plat and finds:

1. The Proposed Subdivision would be consistent with the guidance of the Wayzata Comprehensive Plan in terms of lot size, density, and continued Estate Single Family use.
2. The potential building pads that result from the Proposed Subdivision will not negatively impact sensitive natural, scenic, historic or community assets, as concluded in Environmental Assessment Worksheet (EAW) and Phase 1 Cultural Resources Assessment done in 2023 on the Property, and as found in City Council Resolution 25-2023 (Negative Declaration of Need for an Environmental Impact Statement (EIS)).
3. The potential building pads that result from the Proposed Subdivision will respect natural topography and minimize filing and grading as shown in Applicant's submittals and City staff's analysis.
4. Trees will be retained where possible, and new trees planted as part of the Proposed Subdivision in accordance with the requirements of the City Tree Preservation Ordinance.
5. The Proposed Subdivision will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and would create additional, conforming residential lots.
6. The design of the lots, the building pads, and the site layout will respond to and be reflective of the surrounding lots and neighborhood character, as noted elsewhere in this Report, Applicant's submittals and Staff Report.
7. The lot sizes resulting from the Proposed Subdivision would not be dissimilar to nearby residential lots.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the existing building on the Property would remain unchanged, and the details of potential new residences in the Proposed Subdivision are not known at this time.
9. Single family residences in the Proposed Subdivision would not be subject to the the Wayzata Design Standards (Chapter 909).
10. The proposed lot layout and building pads resulting from the Proposed Subdivision would conform with all performance standards contained

in the Subdivision Ordinance as noted in the Staff Report.

11. The Proposed Subdivision is not likely to have a negative effect on the values of neighboring properties in the area in which it is proposed.
12. The Proposed Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

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 Preliminary Plat, 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 Proposed Subdivision, including building codes, tree preservation and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must enter into a Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates the approval and conditions of this Resolution, terms for related public and private improvements, terms related to timing and phasing of construction across the Proposed Subdivision, terms related to the lot combinations to connect the outlots to the associated lots, terms that would allow for the extension of the public road to the west if needed, and terms that incorporate the applicable requirements of the Subdivision Ordinance.
- 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 10th day of March 2025.

Attachment:

Attachment A: Legal Description of Property

Attachment A
Legal Description of Property

Address	565 Ferndale Rd West, Wayzata MN 55391
PID	01-117-23-33-0026
Abstract or Torrens?	Torrens
Certificate No.	1532498
Legal Description	Lots 79 and 84 except that part thereof described as follows: Commencing at the point of intersection of the Northerly line of Wayzata and Spring Park Road with the Easterly line of Lot 79; thence Northwesterly along the Northerly line of said road 216.3 feet to a point 5.3 feet Northwesterly from the intersection of the Northerly line of said Road with the East line of Lot 84; thence Northeasterly making an angle of 99 degrees 04 minutes to the right from said last described course, a distance of 40.8 feet; thence Northeasterly making an angle of 10 degrees 01 minute to the right from said last described course, a distance of 42.7 feet; thence Northeasterly making an angle of 21 degrees 06 minutes to the left from said last described course, a distance of 60 feet; thence Northeasterly making an angle of 64 degrees 20 minutes to the right from said last described course, a distance of 157.93 feet to a point in the Easterly line of Lot 79; thence Southerly along said Easterly line 222.22 feet to the point of beginning and except that part thereof described as follows: Beginning at a point on the line dividing said Lot 84 from the Wayzata and Spring Park Road, distant 25.3 feet Northwesterly, measured along said dividing line from its intersection with the line dividing said Lots 84 and 79; thence Southeasterly along said line dividing said Lot 84 from the Wayzata and Spring Park Road 20 feet; thence Northerly deflecting to the left at an angle of 80 degrees 56 minutes from said last named dividing line, a distance of 40.8 feet; thence Northeasterly deflecting to the right at an angle of 10 degrees 01 minutes from last described course a distance of 42.7 feet; thence Northerly deflecting to the left at an angle of 21 degrees 06 minutes from last described course a distance of 60 feet ; thence Southwesterly deflecting to the left at an angle of 150 degrees 54 minutes from last described course a distance of 51.5 feet; thence Southwesterly in a straight line a distance of 96 feet to the point of beginning, except that part of said Lots embraced within Registered Land Survey No. 1443; Lot 80; Auditor's Subdivision No. 184, Hennepin County, Minn. The southwest corner of Lot 80 and the west line of Lot 84 have been

	marked with Judicial Landmarks set pursuant to Order in CV Case No. 545170 (See Order Doc No T621485); Subject to an easement for driveway purposes in common with the owners of the remaining part of said Lots 79 and 84 over a strip of land 16 feet in width being 8 feet at right angles to the following described center line, to-wit: Beginning at a point on the line dividing said Lot 84 from the Wayzata and Spring Park Road, distant 71.9 feet northwesterly, measured along said dividing line from its intersection with the line dividing said Lots 84 and 79; thence at right angles Northeasterly a distance of 10 feet; thence Northeasterly on a tangential curve to the right with a radius of 108 feet, a distance of 131.15 feet, more or less, to the Northwestern line of the tract of land hereinabove excepted, and there terminating. The Northerly line of said driveway easement shall be extended easterly a sufficient distance to intersect the Northwestern line of the tract of land hereinabove excepted as shown in deeds Doc. Nos. 324793 & 324795; Together with certain rights and covenants as contained in deeds Doc. Nos. 158936, 324793 and 324795.
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City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 10, 2025	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Fence Variance at 330/355 Waycliffe South and Private Street	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Valerie Quarles, City Planner	
60 DAY DEADLINE: June 19, 2025 (extended to 120 days)	

BACKGROUND:

Applicant Andy Solstad, representing the Waycliffe Homeowners' Association, has applied for a fence height and opacity variance to extend an existing 6' tall, solid privacy fence across three Waycliffe properties along Hollybrook Road. As of March 6, no public comments have been received.

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

ATTACHMENTS:

1. Waycliffe Fence - Staff Report
2. Waycliffe Fence - Site Plan
3. Waycliffe Fence - Project Description
4. Waycliffe Fence - Materials
5. Waycliffe Fence - Current Conditions Photos



**Staff Report
Wayzata Planning Commission
March 10, 2025**

Project Name: Waycliffe Fence Extension
Approval Request: Variance – Front Yard Fence Height and Opacity
Applicant: Andy’s Lawncare
Addresses of Request: 330 Waycliffe Drive South, 355 Waycliffe Drive South, Waycliffe Drive South (private street)
Prepared by: Valerie Quarles, City Planner
“120 Day” Decision Deadline: June 19, 2025

Development Application Introduction

Applicant Andy Solstad, representing multiple property owners, has submitted a development application requesting a front yard fence variance to extend an existing privacy fence along Hollybrook Road.

The property identification number and owners of the properties are as follows:

Address	PID	Owner
355 Waycliffe Drive South	05-117-22-22-0081	KEITH BANGERT VIVIAN BANGERT 355 WAYCLIFFE SOUTH WAYZATA MN 55391
Waycliffe Drive South (address unassigned)	05-117-22-22-0088	WAYCLIFFE TOWNHOMES ASSOC C/O GASSEN COMPANIES 6438 CITY WEST PKWY EDEN PRAIRIE MN 55344
330 Waycliffe Drive South	05-117-22-22-0087	ELIZABETH B HIGGINS BRIAN S HIGGINS 330 WAYCLIFFE SOUTH WAYZATA MN 55391

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

Current Zoning:	R-4 Medium Density Multiple Family Residential District
Comprehensive Plan Designation:	Medium Density Residential
Overlay Districts:	Shoreland Overlay District (Gleason Lake)
Design District:	N/A

Project Location

The properties are located at the end of the Waycliffe South cul-de-sac, adjacent to Hollybrook 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 – Front Yard Fence Height and Opacity (§918.01.E.2): The applicant is requesting a variance of 2 feet over the maximum height of 4 feet and a 25% increase in opacity over the allowed 75% maximum, for a total of 6 feet in height and 100% opacity for a fence in the front yard.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on February 27, 2025. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on March 4, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on February 25, 2025.

Public Comments

As of March 4, no public comments have been received.

Existing Conditions

The existing developed lots are part of the Waycliffe neighborhood of twin homes, which was built in the 1990s. The neighborhood contains private streets owned by the homeowner's association. The fence is proposed on three lots. Two lots are residential and one is the private street (Waycliffe South).

Proposed Conditions and Analysis of Application

The fence is proposed to be 6 feet tall, 100% solid, and 136 feet long, with portions of the fence on all three properties. The proposed wooden fence will connect to an existing privacy fence at 330 Waycliffe South and end approximately 32 feet from the east property line of 355 Waycliffe South. The proposed fence sits approximately 0.6-9.2 feet inside the south property line of all three properties. In residential front yards, fences are required to be 4 feet tall or shorter and 75% solid or less.

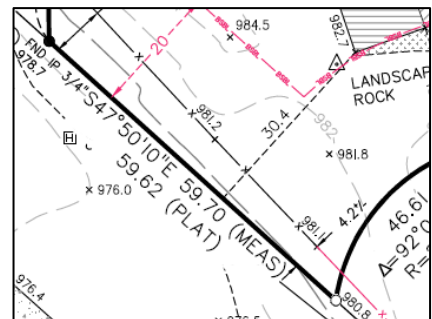
While there is no residential structure on the private street parcel to establish a front yard, the proposed fence on that parcel does not fall under any City Code provisions requiring/enabling 6-foot tall, solid privacy fences. Therefore, the proposed fence is treated as a potential variance.

Analysis of Application

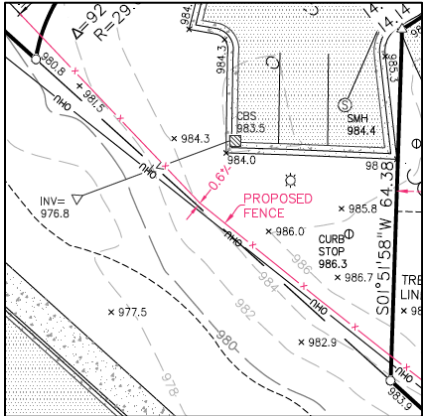
Variance – Front Yard Fence (§918.01.E.2)

355 Waycliffe South

The existing privacy fence (in black) spans most of the length of the property line along Hollybrook Road, ending a few feet from the west property line. The new fence (in red) is proposed to travel across the west property line approximately 4.2 feet away from the south property line.



355 Waycliffe South



Waycliffe South
(private road parcel)

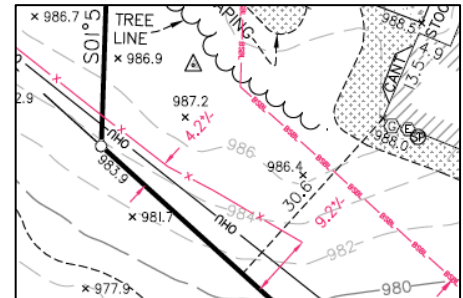
Waycliffe South (private street)

The proposed fence on this parcel runs along the property line between the private street (Waycliffe South) and Hollybrook Road. There is no existing fence in this location. The proposed fence would run 0.6 feet along the property line at its closest. The fence on this parcel would function to screen street parking from Hollybrook Road.

330 Waycliffe South

The proposed fence on this parcel travels approximately 32 feet from the west property line into the property. The fence would end before an existing stand of trees. There is no existing fence in this location. The proposed fence would end 9.2 feet away from the south property line.

The applicant notes that the trees along Hollybrook Road that previously functioned as screening have been removed due to storm damage in recent years, so the fence is proposed as an alternative.



330 Waycliffe South

Department Comments

Engineering Department:

- The Engineering Department has no comments on the application.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the 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/Site Plan
2. Narrative
3. Materials List
4. Existing Photos

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.

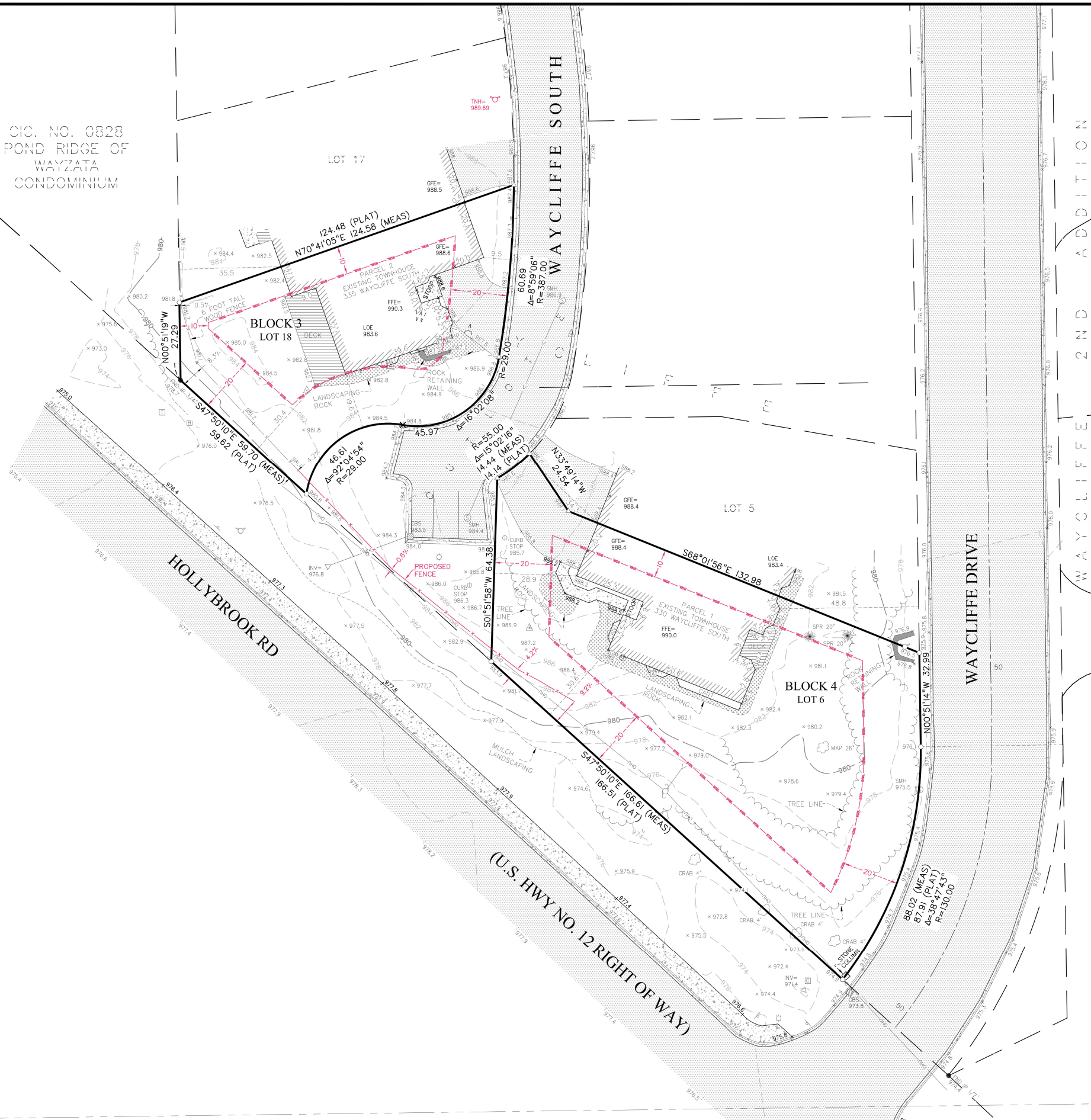
Criteria for Granting. Conditions governing considerations of variance requests.

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.

Fencing and Screening – City Code Chapter 918

Except as may be provided herein, fences not exceeding 48 inches in height and consisting of no more than 75 percent solid matter may be permitted in front of the front building line as established by the primary structure on the lot.



Parcel 1:
PID 051172220087:
Lot 6, Block 4, WAYCLIFFE, according to the recorded plat thereof, Hennepin County, Minnesota.

STANDARD NOTES

1) **Site Address:** Parcel 1: 330 Waycliffe South, Wayzata, MN 55391 (PID 0511722220087)
Parcel 2: 335 Waycliffe South, Wayzata, MN 55391 (PID 0511722220081)

1) **Site Address:** Parcel 1: 330 Waycliffe South, Wayzata, MN 55391 (PID 051172220087)
Parcel 2: 335 Waycliffe South, Wayzata, MN 55391 (PID 051172220087)

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain), per Flood Insurance Rate Map, Community Panel No. 27053C0326F, effective date of 11/4/2016.

4) **Parcel Area Information:**

Gross Area:	21,840 s.f.	~ 0.501 acres
Parcel 1 Area:	14,419 s.f.	~ 0.331 acres
Parcel 2 Area:	7,421 s.f.	~ 0.170 acres

*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark:** Elevations are based on TNH at Lot 17, Block 3, WAYCLIFFE = 989.69 feet (NGVD 29)

6) **Zoning Information:** The current Zoning for the subject property is R-4 (Medium Density Multiple Residential District) per the City of Wayzata's zoning map dated 1/22/20. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street/s): 20 feet (Waycliffe Drive, Hollybrook Road, Waycliffe Drive South)
Side: 10 feet
Rear: 10 feet
Height: 35 feet
Hardcover: 45 percent of lot area
Lot Coverage: 35 percent of lot area

Front: 20 feet
Side: 5 feet
Rear: 5 feet

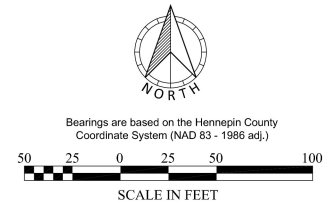
We have not received the current zoning classification and building setback requirements from the insurer.

8) Verify sanitary service invert prior to any concrete work.

Existing Elevations - WO	
Garage Floor Elevation	= 988.4
First Floor Elevation	= 990.0
Lookout Elevation	= 983.4

Hardcover		Lot Coverage	
Lot Area	= 14,419 S.F.	Lot Area	=
House Area	= 2,295 S.F.	House Area	=
Driveway Area	= 684 S.F.		
Front Walk Way	= 122 S.F.		
Landscaping	= 584 S.F.		
Deck Area	= 107 S.F.		
Sloop Area	= 35 S.F.		
Stone Column	= 2 S.F.		
Total Area	= 3,829 S.F.		
Coverage =	26.6%		

<u>Existing Elevations - WO</u>	
Garage Floor Elevation	= 988.6
First Floor Elevation	= 990.3
Lookout Elevation	= 983.6
<u>Hardcover</u>	<u>Lot Coverage</u>
Lot Area = 7,421 S.F.	Lot Area = 7,421 S.F.
House Area = 2,189 S.F.	House Area = 2,189 S.F.
Driveway Area = 515 S.F.	Coverage = 29.5 %
Stoop Area = 52 S.F.	
Landslipping = 267 S.F.	
Deck Area = 364 S.F.	
Rock Wall = 18 S.F.	
Total Area = 3,405 S.F.	
Coverage = 45.9%	



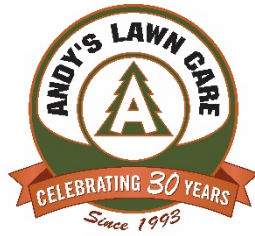
SURVEY LEGEND

- | | | |
|---|---|---|
| 5 | <p align="center">CERTIFICATE OF SURVEY</p> <p align="center">PREPARED FOR:</p> <p align="center">WAYCLIFFE HOA</p> | FILE NO.
2880-004 |
| A | | <p align="center">1</p> <p align="right">Page 28 of 17</p> |

City of Wayzata Variance Application

Waycliffe I Fence Project 2025, Narrative

Over the years we have lost large trees in the area where we'd like to install the fence. Most recently after a storm last summer we had to remove more than we would have liked to access the electrical lines when we lost power. After discussing the situation, we thought it would be much more permanent and economical to install a fence to avoid continually replacing trees. In addition to privacy, it will add another level of security. In the August of 2021 we had a major robbery in our community in which a car was stolen (owner at 330 Waycliffe So) along with a large amount of personal property from numerous cars.



TOTAL GROUNDS MAINTENANCE

(612) 221-0772 andyslawncares@comcast.net | andyslawncaresaccounting@comcast.net

February 6, 2025

City of Wayzata

RE: Waycliffe 1 Privacy Fence Materials List

Existing Fence to be continued 136' in length, 6' in height, full 100% solid matter



60 each 2x4x8' AC2 Cedartone premium stringers

20 each 4x4x10' AC2 Cedartone premium posts

360 each 6' AC2 Cedartone pickets

WAYCLIFFE 1 FENCE PHOTO DESCRIPTIONS

The Home Owners Association of Waycliffe I Townhome community wishes to extend a solid 6 ft. fence that exists at the southwest corner of our property. This fence would extend 136 ft between the residents at 330 Waycliffe So and 355 Waycliffe So. The fence would be constructed among the trees on the southwest end of our property, which you can see from the location of the stakes in some of the photos.

Pictures 1, 2 and 3 show the entrance and the appearance of the Hollybrook Townhome community fence. This is the type of fence that we would like to construct.

Photos 4, 5 show a section of fence that already exists behind and slightly to the side of the residence at 355 Waycliffe Dr So. These are taken from the townhome community side.

Photo 6 shows the *existing* fence section from Hollybrook Road. It's right behind the red and white "dog" sign.

Photos 7 & 8 show the staked location of our proposed new fence.

#1



#2



#3



#4



#5



#6



#7



#8





City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 10, 2025	AGENDA ITEM: 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2025 City Calendar and City Council Liaison Schedule are attached. The next City Council meeting is scheduled for Tuesday, March 25 (rescheduled from March 18). The next Planning Commission meeting is scheduled for Monday, March 24.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2025 Wayzata City Calendar
2. 2025 Planning Commission Liaison List - updated February 2025

City of Wayzata 2025 Meeting Calendar



January 2025						
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	

February 2025						
S	M	T	W	Th	F	S
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9	10	11	12	13	14	15
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23	24	25	26	27	28	

March 2025						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	Th	F	S
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13	14	15	16	17	18	19
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27	28	29	30			

May 2025						
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 2025						
S	M	T	W	Th	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
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
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27	28	29	30	31		

August 2025						
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
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14	15	16	17	18	19	20
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28	29	30				

October 2025						
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12	13	14	15	16	17	18
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26	27	28	29	30	31	

November 2025						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
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 5:30 PM

Planning Commission - 6:30 PM

City Council - 7:00 PM

Charter Commission - 9:00 AM

Lake Minnetonka
Conservation District (LMCD)

Heritage Preservation
Board (HPB) - 11:30 AM

Housing & Redevelopment
Authority (HRA) - 7:30 AM

Parks & Trails Board - 6:00 PM

Night to Unite

Holiday Observed
City Offices Closed

Precinct Caucuses - no statewide caucus in 2025

Meeting dates and times are subject to
change. Dates can be confirmed by calling
City Hall.

Revised
9/24/2024

2025 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 7	Blake Cameron
Tuesday	January 21	Adam Elg
Tuesday	February 4	Joe VanLoy
Tuesday	February 18	Chris Plantan
Tuesday	March 4	Bonnie Schwalbe
Tuesday	March 18	Jennifer Severson
Tuesday	April 1	Sue Ankeny
Tuesday	April 15	Blake Cameron
Tuesday	May 6	Adam Elg
Tuesday	May 20	Joe VanLoy
Tuesday	June 3	Chris Plantan
Tuesday	June 17	Bonnie Schwalbe
Tuesday	July 1	Jennifer Severson
Tuesday	July 15	Sue Ankeny
Wednesday	August 6	Blake Cameron
Tuesday	August 19	Adam Elg
Tuesday	September 9	Joe VanLoy
Tuesday	September 23	Chris Plantan
Tuesday	October 7	Bonnie Schwalbe
Tuesday	October 21	Jennifer Severson
Tuesday	November 4	Sue Ankeny
Tuesday	November 18	Blake Cameron
Tuesday	December 2	Adam Elg
Tuesday	December 16	Joe VanLoy