

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, April 7, 2025
6:30 PM

HYBRID MEETING INFORMATION

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[Meeting ID: 259 710 435 54 Passcode: KM2pt2UJ](#)

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 Teams 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

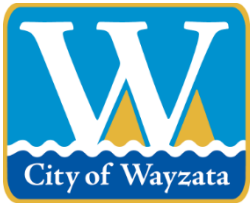
PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

Monday, April 7, 2025
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes for March 24, 2025
 - b. Approval of Report and Recommendation of Approval for a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review Deviation for Street Tree Spacing and Denial of Design Review Deviation for Massing Break with Views of Lake Minnetonka for 200 Lake St E
5. **Old Business Items**
6. **Public Hearing Items**
 - a. Consider Development Application for a Conditional Use Permit (CUP) for Xcel Energy at 701 Central Ave N
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:
City Council - April 15, 2025
Planning Commission - April 21, 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: April 7, 2025	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes for March 24, 2025	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

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

ATTACHMENTS:

1. March 24 2025 Planning Commission Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MARCH 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.

Chair Cameron acknowledged City Manager Jeffrey Dahl and invited him to address the Commission.

City Manager Dahl stated that the City would be saying goodbye later this week to City Planner Quarles, as she moved on to a position with another community, and introduced the City's new Community Development Director, Alex Sharpe.

There was a round of applause to welcome Community Development Director Sharpe.

AGENDA ITEM 2. Roll Call

Chair Cameron asked City Planner Quarles to take roll call.

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

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 March 24, 2025, agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the March 10, 2025, Planning Commission Meeting Minutes

**b.) Adoption of Report and Recommendation of Approval for Fence Variance at
330/355 Waycliffe South and Private Street**

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

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

3
4 Commissioner Elg made a motion, seconded by Commissioner Schwalbe, to approve the Consent
5 Agenda as presented.

6
7 The motion carried unanimously.

8
9 **AGENDA ITEM 5. Public Hearing Items**

10
11 **a) Consider Development Application for a Planned Unit Development (PUD)**
12 **Concept and General Plans, a PUD Zoning District Amendment, a Shoreland**
13 **Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP),**
14 **and Design Review for 200 Lake Street E**

15
16 Community Development Director Sharpe gave an overview of the Application, including the
17 zoning map, 2040 Comprehensive Plan land use guidance, and existing conditions for 200 Lake
18 Street East.

19
20 City Planner Quarles gave an overview of the details of the project and the development
21 application requests for approval of Planned Unit Development (PUD) Concept and General Plans,
22 a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP),
23 a Shoreland Impact Plan (SIP), and Design Standards deviations for 200 Lake Street E. She
24 reviewed the proposed site and floor plans, renderings, elevations, open space, refurbishment of
25 East Mini-Park, West Green Space, building height, housing density, parking, loading/deliveries,
26 interior parking, tree preservation, and highlighted details within each request what things the
27 Commission should consider in making a recommendation. She reviewed the notification process
28 to the public, and explained that no public comments had been received prior to the publishing of
29 the meeting packet, though the City had received a few since then. She noted that the applicant
30 had held a neighborhood meeting which had 15 people in attendance.

31
32 At the conclusion of staff's presentation, Chair Cameron asked if the Commission had any
33 questions for Staff.

34
35 Commissioner Elg asked why the massing break area between cores A1 and A2 would not have a
36 view of the lake.

37
38 Ms. Quarles stated that her understanding was that it was due to a combination of the grading in
39 that area and the Boatworks building.

40
41 Planning Consultant Zweber stated that was correct, and noted that the height of the railroad berm
42 prevents any views from the street at that point.

43
44 Commissioner Elg stated that the views must be measured from the street, which meant that it did
45 not take into consideration anyone who may be across Lake Street, for example, living on the
46 second floor of a building.

1
2 Mr. Zweber explained that was not how the code reads.
3

4 Commissioner Schwalbe stated that she could understand people who previously had a view to
5 continue to have a view with the massing breaks, but if it was only the first floor that was open,
6 there were other things to take into consideration. She stated that for the people on the other side
7 of the street, there were also sky views, sunrise, sunset, stars, and all of that which would be lost
8 if there was only a small opening. She asked if Planning Consultant Zweber was saying that the
9 Planning Commission should not take those things into consideration.
10

11 Mr. Zweber clarified that was not what he was saying, and explained that the measurement for the
12 required massing break was from the street, not multiple stories up across the street. He stated that
13 all the things mentioned by Commissioner Schwalbe were contemplated in the figure that was in
14 the Design Guidelines, which shows the opening where there is a view being complete through the
15 entire building.
16

17 Commissioner Schwalbe stated that if someone had property across the street, but not a place that
18 had a view of the water, they cannot take into consideration that there would now be no sky view
19 or other things that come along with sky watching.
20

21 Mr. Zweber stated that the City Code is what says the view for massing breaks was measured from
22 the street level.
23

24 Commissioner Schwalbe asked if the Planning Commission could take those things into
25 consideration, if they wanted to.
26

27 Mr. Zweber explained that at the current meeting, they could not, because the view from the street
28 is the way the City Code is worded today. He noted that at a future meeting, they could bring those
29 things up if they wanted to make some code amendments, but reiterated that they were working
30 with the City Code as it existed today.
31

32 Commissioner Severson asked about the unit counts for the adjacent properties, such as Ventana,
33 Wayzata Blu, and Meyer Place.
34

35 Mr. Zweber stated that he would have to look up that information for exact numbers but believed
36 that Ventana was in the upper 20s. He noted that the adjacent properties were configured
37 differently, and noted that the subject property went the entire distance from Ferndale to Berry.
38

39 Chair Cameron asked about the total façade length of the proposed structure.
40

41 Mr. Zweber stated that the total building footprint was about 760 feet long, but on the first floor,
42 where there were pedestrian connections, none of the cores are wider than 150 feet each.
43

44 Chair Cameron asked if all the plaza/walkways were 25 feet wide or wider.
45

1 Mr. Zweber stated that he believed the one between cores 5 and 6, which has 2-way parking, may
2 be a little wider, but the others are exactly 25 feet wide.

3
4 Ms. Quarles noted that the proposed site and floor plans slide had been mislabeled, and should
5 read 1, 2, 3, and not grade-level, first floor, and second floor.

6
7 Commissioner Severson stated that the slide that said grade-level floor, was actually the first
8 level.

9
10 Ms. Quarles stated that was correct.

11
12 Commissioner Severson noted that on the far west depiction it stated surface parking lot, and
13 asked if that meant that there was no building structure in that location.

14
15 Mr. Zweber stated that basically, the exterior walls are there, but there was not heated or
16 temperature-controlled space. From the façade, the first floor would look like the other first
17 floors.

18
19 Commissioner Severson asked if that parking was intended for the commercial property.

20
21 Mr. Zweber confirmed that was the intent, and explained that the applicant was talking about
22 doing secure residential parking in the lower level. He stated that this surface level parking was
23 from listening to the feedback on the last application for this parcel, because people may get
24 confused that they had to go to the underground parking, and this gives them another
25 opportunity.

26
27 Commissioner Severson noted that the east end has the entrance for the underground parking.

28
29 Mr. Zweber stated that was correct and stated that within the first core, there was a storefront, so
30 when you were on the sidewalk in front of A1, there would be a door to enter that core and
31 explained that the two levels intermingled.

32
33 Commissioner Ankeny referenced the massing breaks, and asked if the applicant was asking for a
34 deviation from the City Code.

35
36 Mr. Zweber noted that, technically, the applicant does not believe that they need a deviation for
37 the massing break because they felt that they met the applicable City Code standard, but staff does
38 not believe that they met that City Code standard.

39
40 There being no further questions for staff, Chair Cameron invited the applicant to address the
41 Commission.

42
43 Curt Fretham, Lakewest Development, 14525 Highway 7, Minnetonka, thanked the City for
44 considering their request for this development, and introduced Kelsey Thompson and Cody
45 Dietrich from Lakewest Development to walk through details of their application.

1 Kelsey Thompson, Lakewest Development, stated that she had worked with the City over the last
2 5 years, listening to feedback from the Commission, City Council, and the community. She stated
3 that they feel now is the right time to develop this site. She outlined some of the benefits of their
4 plans, including improving the safety of the site and the community. She shared photos of some
5 of the vandalism that had taken place inside the building, which has left it unrepairable. She
6 explained that Lakewest Development felt that the solution to this issue was to revitalize a
7 neglected space in the City and work to create a new landmark. She shared renderings of their
8 plans and explained that it was designed to be an extension of Wayzata lifestyle which thoughtfully
9 compliments and enhances the experiences that the residents of the community cherish. She noted
10 that another benefit to their plans was the environmental clean-up that would take place with their
11 redevelopment due to the past use of the property as a lumber yard and for oil tank storage. She
12 stated that they felt another benefit of the project was the charming architecture and design that
13 they had planned, and referenced the second floor setbacks and the rotunda. She gave an overview
14 of some examples of the walkability and connectivity of their proposed plans. She reviewed details
15 of the new public parks and open green space that were planned on each end of the development,
16 and gave an overview of the opportunity for interactive public art within the development. She
17 shared some features of the parking that exceeded the City's parking requirements, which would
18 allow for flexibility in the future. She explained that more details of the project were available at
19 www.wayzatalandmark.com.

20
21 Cody Dietrich, Lakewest Development, referenced a point raised by Commissioner Severson, and
22 stated that the same street frontage along Lake Street on the north side would have about 102 units
23 with 60,000 square feet of commercial. He noted that the last iteration of their plans was close,
24 and outlined some of the design deviations and how they planned to address some of the requests
25 and concerns that were raised last time. He shared details about the street trees, the lake views
26 through massing breaks, compared the site lines from the existing views and their proposed
27 massing breaks. He explained that their plans do not require rezoning, and noted that they felt that
28 they had fulfilled all the ancillary requests made by the City for things like collaboration with the
29 railroad, shortening the building, and providing more open space.

30
31 At the conclusion of the applicant's presentation, Chair Cameron asked if the Commission had any
32 questions for the applicant.

33
34 Commissioner Elg commended the applicants for taking the feedback they had received from past
35 applications and addressing in the new application many of the issues that were raised. He stated
36 that he felt their passion for getting this project going, and shared that he found their design
37 attractive. He noted however that the last plan they had presented had massing breaks between
38 every building core that was proposed above street level, and now they were only proposing them
39 on the first floor. He asked if they could share the rationale for that choice because he felt the
40 massing breaks on the last version of the plans were beautiful. He stated that he felt the choice to
41 leave them out with this application reduced some of the attractiveness of the project because it
42 now looks massive, where he felt it looked more quaint and appropriate for the Wayzata streetscape
43 in the previous version. He noted that he felt it looked like a big, long building, particularly from
44 the lakeside, which he felt was not attractive.

1 Mr. Fretham stated that there was a lot of push and take, and balance in the project. He stated that
2 they whacked a big chunk of the Core A1 off on the east end to provide the semi-truck turnaround
3 space, as well as views to the neighbors across the street as a way to attempt to be neighborly,
4 which meant they gave up about \$10 million in revenue. He stated that the changes referred to by
5 Commissioner Elg were how they attempted to get some of that revenue back. He noted that they
6 had also cut the first floor out of the 6th building on the east end, so they looked at ways that the
7 proposed massing breaks could be available for year-round use. He explained that it was a
8 combination of those things that resulted in the changes to the proposed massing breaks.

9
10 Ms. Thompson stated that the design of the viewing plazas is recessed, so when you look down
11 the street you wouldn't even know they were there. She noted that the City's Design Standards do
12 a good job of designing a building that doesn't look as massive. She stated that their year-round
13 massing break spaces would be available for the public, which they felt would be unique and
14 special for the City.

15
16 Commissioner Severson asked the applicant to elaborate on the number of curb cuts and drive
17 lanes.

18
19 Mr. Dietrich explained that currently there are 4 curb cuts and accesses to the property that, with
20 their plans, would be reduced to 3.

21
22 Commissioner Severson stated that right now there was a sidewalk immediately in front of the
23 building and the bike lane/mixed use lane, and asked if they would both stay.

24
25 Mr. Dietrich stated that their goal was for both the sidewalks and bike lanes to remain in front.

26
27 Commissioner Schwalbe asked to see a rendering of what this building would look like from the
28 water. She stated that from the water, with just the short one-story massing breaks, it looks like
29 one very long white building. She explained that her concern was that it did not really feel like a
30 small town or charming to her. She stated that she felt that if the massing breaks went all the way
31 through the three stories, it would look less like a large block of one thing after another. She
32 emphasized that how this building looked from the water was important. She clarified that if at
33 least 2 or 3 of the massing breaks were open all the way up through the building she felt it would
34 be more charming and less industrial looking.

35
36 Mr. Dietrich suggested that Commissioner Schwalbe focus on the rendering above the one she
37 referenced, that included some trees.

38
39 Chair Cameron asked if there would be a public walkway along the backside of the entire building.

40
41 Mr. Dietrich stated that there would be a public walkway along portions of the backside of the
42 building, for example, patio spaces for the commercial spaces, but noted that the residential spaces
43 would be private patios.

44
45 Commissioner Severson stated that meant that there would not be a public walkway for the whole
46 way.

1
2 Mr. Fretham stated that it will depend on the commercial users because if they had an office use,
3 they may not want someone coming and knocking on their door looking for directions, and may
4 also want to utilize that space as part of their business.

5
6 Chair Cameron clarified that someone would not be able to walk all the way from the east end to
7 the west end onto the back of the building.

8
9 Mr. Fretham confirmed that was not what they were planning.

10
11 Commissioner Schwalbe stated that the applicant had made some of the space that was commercial
12 space in the previous application into condos on the first floor, and asked if more would go on the
13 2nd and 3rd floors where the massing breaks used to be located.

14
15 Mr. Fretham answered that they had removed condos on the east end because they shortened the
16 building, but was not sure of the actual breakdown of exactly where those units ended up going.

17
18 Mr. Dietrich stated that the commercial space was also cut in half.

19
20 Commissioner Schwalbe asked how many units had been added there.

21
22 Mr. Dietrich stated that it was 4 in each core, which meant 8 units on each floor.

23
24 Commissioner VanLoy stated that, as Commissioner Schwalbe shared, he also felt that from the
25 water, it looked like a singular white building. He stated that he realized that the applicant was not
26 bound by the City's front façade design standards on that side because it wasn't facing the City
27 street but asked if they had considered them in order to make it look and feel like Wayzata from
28 the water as well as the street.

29
30 Mr. Fretham stated that their proposal met the City's design standards on all sides, and noted that
31 they spent a lot on the front because you really don't see the backside. He clarified that it was
32 important that the backside look good, but they did not design it to meet the City's design standards
33 for public rights-of-way.

34
35 Commissioner Ankeny asked for the length of the new building being proposed, versus the existing
36 building that cannot be seen from the lake.

37
38 Mr. Fretham stated that he believed it was 760 feet long.

39
40 Mr. Dietrich stated that the existing building was somewhere between 270-300 feet long.

41
42 Mr. Fretham stated that someone had asked earlier about the density across the street and noted
43 that in the same stretch across the street, there were 102 residential units and 60,000 square feet of
44 commercial space. He stated that their plans are half of that with 50 resident units and 20,000
45 square feet of commercial space, which was one-third of the intensity across the street.

1 Commissioner VanLoy stated that he walked his dog by the building and has seen it falling apart,
2 and has also seen how treacherous the sidewalk can be during the winter months. He stated that he
3 was concerned that a building with a 2nd and 3rd story would block more of the sunlight, and meant
4 that the sidewalk there would continue to be treacherous. He asked if the applicant had given
5 consideration to the sidewalk maintenance issue in order to better serve the public.
6

7 Mr. Fretham stated that they have considered that, and that the sun on the street side would be the
8 same on the north or the south. He stated that from a shadow standpoint, there would not be much
9 effect.
10

11 Commissioner VanLoy stated that there would be shadows toward the north, which was why
12 people wanted to have southern facing homes and driveways, and noted that he felt it would
13 definitely be effected by the 2nd and 3rd stories.
14

15 Mr. Dietrich explained that they would have a full snow chloride management plan in place in
16 order to handle the salting.
17

18 Commissioner Elg asked to see the image that showed the massing breaks, and noted that he
19 appreciated the rationale the applicant had provided related to their choice to eliminate the massing
20 breaks on the 2nd and 3rd floors. He referenced the image within the Design Standards that depicted
21 the massing break that was clearly shown to be through the entire build and not just one level. He
22 asked how the applicant had read through this information and come to the conclusion that what
23 they were requesting would not be considered a deviation and was in alignment with the Design
24 Standards. He stated that when he read this section, he felt it was pretty clear that the requirement
25 was for significant massing breaks through the entire building that respond to the small-scale
26 character of the City. He felt a big long massive thing did not give the appearance of small-scale
27 character. He explained that he understood the economics that had been mentioned by the
28 applicant, but did not understand their conclusions when it came to the Design Standards
29 requirements.
30

31 Mr. Fretham stated that from a scale standpoint, it can be measured in a lot of ways, such as density,
32 open space, or the number of parking stalls. He stated that their proposal had more parking stalls
33 and are proposing 50% open space rather than 30%, so he felt that they checked many of those
34 boxes. He noted that staff had stated that 3 of the massing breaks meet the City's criteria, and the
35 2 that are called out on page 6 of the staff report were because they were seeking a deviation for
36 not providing a view to the lake. He stated that they were providing a view to the lake, and that it
37 was basic math because the eye level is at 945 and the lake is at 928m, meaning there was 20 feet
38 of elevation difference. He stated that they felt that their plans met the intent of the ordinance. He
39 noted that if the Commission was asking for a view of the sky, he would remind them that this was
40 not what the ordinance stated.
41

42 Commissioner VanLoy stated that the 2 massing breaks he was referencing show the view once
43 you are inside the covered viewing plaza, and asked if they had renderings of what it would look
44 like from the sidewalk in those locations.
45

1 Mr. Dietrich stated that they had included one in their presentation and acknowledged that they
2 could have done a better job of sharing that in advance with staff. He explained that there were 2
3 ways to have a significant massing break, the mid-block connection or a massing void and noted
4 that from that standpoint, the code supports their proposal because they are mid-block connections.

5
6 Mr. Fretham asked the City to tell them how they were not providing a view of the lake with what
7 they were proposing.
8

9 There being no additional questions from the Commission for the applicant, Chair Cameron
10 opened the public hearing on the application at 7:48 pm.
11

12 Darren Knight, 201 Lake St. E., explained that he was a lawyer and a real estate broker in Wayzata
13 and had come before the Commission in the past on behalf of his client, the Zitzloff family. He
14 noted that their Westway LLC was the condominium development immediately across the street
15 from this property. He stated that they have a lot of respect for Mr. Fretham and his group, and
16 believe that they should be able to develop something in this location, but this was a very large
17 building. He stated that they believe that there should be massing breaks from the street level to
18 the sky, which was the depiction pointed out earlier within the City Code. He stated that they
19 believe that all 5 massing breaks of the proposed building should be that way, and noted that he
20 disagreed with the City staff because he felt that the lake could probably be seen from all of those
21 spots. He reiterated that they believe that there should be 5 openings from the street level to the
22 sky which was their main disagreement with what was being proposed. He acknowledged that the
23 applicant had put in a lot of hard work, but they also believed the massing breaks were crucial for
24 the public at large, in addition to their building. He stated that he felt that they should also have
25 more setbacks, and would ask that the same rules to apply to this applicant as had applied to their
26 building across the street. He noted that they did not feel that it was an undue burden on the
27 developer to include the 5 massing breaks all the way to the sky. He explained that they may have
28 to slightly reduce the size of the condos, but he felt that they would still come out okay monetarily.
29 He noted that if they did a proper setback on the west side of the building, they would also be able
30 to add more trees, even though this was a narrow parcel.
31

32 Jeff Zitzloff, 201 Lake St. E. stated that overall they were supportive of the plans and felt that they
33 had done a great job capturing the charm aspect of Wayzata. He stated that they were not against
34 the project but shared concerns about the view, especially if they were higher than the street view.
35

36 Mr. Knight noted that he had sent a detailed letter to the City that he assumed they had seen, and
37 reiterated that what they were proposing was a massive building and the massing breaks would be
38 very important. He stated that if the City allowed this, there will be a dark, colder side of the street.
39

40 Kevin Sullivan, introduced Michelle White and explained that he represented the Sons of the
41 American Revolution, and Ms. White represented the Daughters of the American Revolution. He
42 noted that they, in conjunction with the Children of the American Revolution, are the ones who
43 put on the Flying Pancake Breakfast. He explained that the reason they were here today was that
44 in 2026, it will be the 250th anniversary of the United States of America and the signing of the
45 Declaration of Independence. He stated that their groups, on a national level, were looking to put
46 in beautification pieces within each State, and their groups have decided that the best place to do

1 it in the entire State was in Wayzata because of the support the City had given them with their
2 Flying Pancake Breakfast. He stated that they have been working with City Manager Dahl on
3 possibly having something at the Union Depot spot, and Mr. Dahl had also indicated that there
4 was a new and exciting development that was being planned. He stated that they have some ideas
5 for beautification, for example, 250 commemorative benches, or a flat pole with a bicentennial
6 Betsy Ross flag on it, or some pavers. He stated that he felt that incorporating those elements
7 within the green space of this project would be fantastic for the City. He noted that they were here
8 to express their support of the project, the community, and hoped that the discussion would move
9 this project ahead so they could work out a way to incorporate their beautification efforts into the
10 green space.

11
12 Ms. White stated that their chapter of the Daughters of the American Revolution was
13 headquartered in Wayzata. She explained that they were a women's service organization and
14 focuses on education, historic preservation, and patriotism. She stated that the annual Flying
15 Pancake Breakfast was always a big draw to the community and noted that last year they had over
16 1,000 people. She noted that their interest was in the east side of this development, with the park
17 area and stated that they felt that they would be able to put something meaningful in that location.
18 She explained that their goal would be to place this there by July 4, 2026, and noted that they
19 would love to work with the City's new Commission related to public art.

20
21 Chair Cameron asked staff if there were any persons online wishing to speak. Mr. Sharpe stated
22 that there were no people who called in to the meeting that have asked to speak at the public
23 hearing.

24
25 There being no one else wishing to provide additional comment on the application, Chair Cameron
26 closed the public hearing at 8:59 pm.

27
28 Chair Cameron asked the Commission to share their questions and feedback on the application.

29
30 Commissioner VanLoy reiterated that he was trying to get a view from the street for the 2 massing
31 breaks that have been discussed. He stated that all of the views he recalls seeing were shown from
32 inside the viewing plaza and not from the street. He noted that there appeared to be ramps to be
33 able to go up into the viewing plazas and explained that he was trying to understand if, from the
34 street, there would be much of a view, or if they would have to go up the ramps in order to get the
35 view.

36
37 Ms. Thompson referenced a slide from their presentation that showed the view from the street that
38 they pulled from the architect's 3D model.

39
40 Commissioner VanLoy asked which cores were represented in the renderings.

41
42 Ms. Thompson stated that she believed it was between cores 3 and 4. She noted that they also have
43 the same rendering for the break between cores 2 and 3 as well, but it was not put into the
44 presentation.

45
46 Commissioner Plantan asked about the height of the ceiling of the plaza.

1
2 Ms. Thompson stated that it was 25 feet wide and 10 feet tall.
3

4 Commissioner Schwalbe stated that it appeared that there was a difference of opinion regarding
5 the Design Standards and how they applied to the massing breaks.
6

7 Mr. Zweber referenced the document submitted by Lowell Zitzloff that provided the text of this
8 particular section. He noted that in this text, there are A.1. and A.2., which meant that there were
9 two sections of the code. He explained that A.1. applies anywhere in the City and they have the
10 choice of either a massing void with a maximum width of 25 feet above the ground floor extending
11 through the depth of the building, which was what the Zitzloff had done for 201 Lake Street E, or
12 a publicly accessible mid-block pedestrian connection through the building with a clear view,
13 which is what the applicant was proposing. He stated that the City agreed that the applicant had
14 provided a mid-block connection. Mr. Zweber then explained that A.2 applies to development
15 between Lake Street and the shoreline, which requires a significant massing break to provide views
16 of the Lake. He explained that the applicants were arguing that A.1. can be A.2. He referenced the
17 City's Design Guidelines, where it illustrates the intent with an image that indicates Lake
18 Minnetonka views of the lake. He clarified that the image shown was an image of what the intent
19 was for the A.2. standard, and the applicant was arguing that they could do something else. He
20 stated that a normal human view involves looking up and down, and the applicant was essentially
21 providing a view that is like looking through binoculars because it limits what would naturally be
22 the human view. He explained that the image he referenced earlier would match the human view.
23 He stated that staff felt that the applicants were interpreting the City Code differently than City
24 staff was. He clarified that City staff felt the City Code says that the massing break should be open
25 the entire height of the building, but noted that would only be where there were views of the Lake.
26

27 Commissioner Elg suggested that he felt the other areas may not have a view from the street level,
28 but they would certainly have a view from across the street on the 2nd floor. He noted that it did
29 not say in A.2. that it must provide a lake view at street level.
30

31 Mr. Zweber stated that the handbook does say that, and noted that they had updated the City Code
32 to match the handbook.
33

34 City Attorney Schelzel stated that he appreciated the discussion that the Commission had about
35 the different interpretations of the Code, but his advice for tonight was to apply City staff's
36 interpretation because that was the City's position.
37

38 Commissioner Schwalbe stated that, all in all, the building was huge, but also gorgeous, and she
39 felt it was an improvement over what was currently there. She stated that she felt their proposal
40 had a lot of positive things and if they could somehow come to an agreement that just those two
41 massing breaks have to be three stories tall, she thinks that would be a wonderful solution. She
42 reiterated that what they were proposing was quite pretty, but having those breaks would help
43 break up the building from the lake side.
44

45 Commissioner Elg stated that he would agree, and a building of this length that has one façade
46 from end to end doesn't really fit with the Design Standards, which talks about a façade that

1 responds to the small scale character of Wayzata. He stated that he felt what was proposed did not
2 meet that criteria without having those massing breaks, and noted that it also says that it should be
3 a minimum width of 25 feet located above the ground floor and questioned if 'above' meant for
4 10 feet or as far as the eye can see. He stated that he agreed with Mr. Zweber that people don't just
5 look at whatever the 97-degree radius would be. He noted that he also agreed with the point raised
6 by Commissioner VanLoy about the sidewalk concerns because there wouldn't be any sun
7 breaking through the building during the winter months, and expressed concern that this would
8 make the area almost cavernous for a long stretch. He clarified that he felt staff was correct in their
9 assessment of the two massing breaks, and he felt it would be a reasonable compromise to
10 incorporate them into the design. He stated that like the other developer had stated during the
11 public hearing, he also felt that all 5 massing breaks should be all the way through because of how
12 people look at things, which was not just straight ahead, and noted that he did not believe it was
13 just about the view of the lake.

14
15 Chair Cameron suggested that the Commission review the 'questions to consider' that were put
16 together by Ms. Quarles.

17
18 Commissioner Plantan stated that when the Commission reviews a PUD, they need to consider
19 that well-planned PUDs can attract investment and new residents because those things contribute
20 to the growth and vitality of the community. She stated that she felt this project met the
21 requirements for the PUD and zoning amendment. She stated that the plan was compliant with the
22 Comprehensive Plan and meets performance standards, but she stated that she does have concerns
23 about the lakeside façade because it was one long, continuous building. She stated that she would
24 have loved to have seen the attention to detail that was put on the Lake Street façade also used on
25 the lakeside.

26
27 Commissioner Severson stated that she had a question about the back of the building, and noted
28 that her understanding was that what was presented was in compliance and asked if the
29 Commission could even consider it.

30
31 Mr. Schelzel stated that the back of the building was compliant with the Design Standards that are
32 applicable to the building, but whether the building met other criteria that would fall under a PUD
33 approval request would be something the Commission could weigh and consider.

34
35 Chair Cameron stated that they've talked about small-town, charming, and having character, and
36 the back of this building, when viewed from the lake in its entirety, lacks some of those features.
37 He stated that what the applicant is proposing is a giant building, especially when viewed from the
38 lake. He stated that he agreed with the comments shared by Commissioners Elg and Plantan
39 regarding the view from the front, and that the ground to sky massing breaks would be more of a
40 portal, which would help break things up a bit from both the front and the back of the building. He
41 added that it would also give the building a bit more charm and not make it feel like 'big city'
42 development.

43
44 Commissioner Severson noted that she did like the idea of some of the spaces being covered, and
45 felt what they had proposed was creative for yearlong use.

1 Chair Cameron noted that considerations of the PUD concept plan and the general plan would end
2 up being fairly similar, and he asked if the Commission had any comments on those approval
3 requests.

4
5 Commissioner Schwalbe stated that she felt it hit all the points and was creative, had high
6 standards, had a beautiful design, but it was large. She noted that she felt that this would definitely
7 make that end of town a more desirable place to be, to walk, and to spend time.

8
9 Commissioner Plantan stated that she agreed, and noted that this was a creative use of land with
10 mixed use versus a strict application that they may have if it were traditional zoning and not a
11 PUD. She reiterated that she felt this was in harmony with the Comprehensive Plan, and also
12 exceeded the open and public space requirements.

13
14 Chair Cameron stated that he also loved the creative use of the land, and felt the applicant had
15 done a nice job of maximizing the footprint of what they have.

16
17 Commissioner VanLoy reiterated his concern about the possible detrimental effects of this project
18 on the sidewalk with shadows and a lack of sunshine. He stated that he felt it would be very
19 treacherous and would like to see the developer heat the sidewalk. He noted that he agreed with
20 the points that had already been made and felt, besides the sidewalk concerns he had, this was a
21 very thoughtful and gorgeous view. He stated that the considerations around the massing breaks
22 are all in line in terms of the proposed structure as it was laid out in point 3. He noted that he felt
23 the applicant had done a great job addressing stormwater runoff in comparison to what is there
24 today.

25
26 Chair Cameron stated that there had not been any concerns raised about the stormwater plans and
27 shoreland requests, and felt that their impervious surfaces plans were in line with other things in
28 the area. He suggested that the Commission move on to consider their request for massing break
29 deviations, and noted that they have discussed this item quite a bit already. He moved the
30 discussion onto the request for a deviation for street tree spacing. He explained that he appreciated
31 the applicant's approach, and felt that it was much better not to have trees on the west end because
32 if they did, he felt it was inevitable that someone would end up running into a tree with their bike.
33 He noted that he felt having trees on the west end may end up becoming more of a hazard than a
34 benefit.

35
36 Commissioner Severson stated that she agreed because there is such a tight space between the
37 sidewalk and the building, but believed that would be more than made up for with the 2 parks on
38 the ends as well as the other trees on the property. She clarified that she would rather not have a
39 line of trees right along the sidewalk there.

40
41 Commissioner VanLoy stated that, as was mentioned during the public hearing by the other
42 developer, it could get shrunk down in order to make room, but was not sure that was something
43 the City needed to ask them to do with all the other concessions. He explained that he would be
44 fine with the requested tree spacing deviation, given all the other greenspace work that the
45 applicant had done.

1 Commissioner Severson asked if the applicant had asked for a setback deviation.

2
3 Ms. Quarles stated that the applicant was not asking for a setback deviation.

4
5 Chair Cameron asked staff if they wanted them to make recommendations on each request
6 individually or with one overall motion.

7
8 Mr. Schelzel stated that staff would prefer the Commission ended up with one overall motion and
9 noted that through their discussion, he heard the most concerns raised about the design deviation
10 for the massing breaks. He suggested that they may want to have additional discussions on that
11 item before moving ahead with a motion.

12
13 Commissioner Severson asked if the Commission could recommend approval with removal of the
14 massing break deviation, or if staff felt that the Commission should recommend denial based on
15 their concerns related to the massing breaks.

16
17 Mr. Schelzel stated that in one respect, the way the applicant handled the massing breaks for which
18 they needed the deviation makes them baked into the PUD concept plan and the PUD general plan.
19 He noted, however, that the Commission's job was to make a recommendation to the City Council
20 on all of the requests in the application. He stated that the Council would be well-served if the
21 Commission were to point out to them that they liked the PUD concept, and the general plan, and
22 felt that it met the criteria and standards of approval, with the exception of the massing break
23 deviation that they have requested. He stated that the Commission could go ahead and recommend
24 approval of those items if the plans were modified to be compliant with the massing breaks.

25
26 Chair Cameron stated that he felt that was the direction that the Commission had been leaning.

27
28 Commissioner Severson stated that the only issue she saw with their proposal was the massing
29 break deviation request because she felt everything else was lovely.

30
31 Commissioner Schwalbe noted that they were only talking about 2 of the massing breaks becoming
32 3 stories high.

33
34 Chair Cameron stated that he felt the Commission could include conditions in their
35 recommendation.

36
37 Commissioner Schwalbe asked if Commissioner Plantan wanted full massing breaks for all 5.

38
39 Commissioner Plantan stated that she would just recommend denial of the design deviation for the
40 massing breaks.

41
42 Commissioner Severson stated that she felt that was an interesting point, and asked if they were
43 talking about just 2 of the massing breaks or all 5 of them.

44
45 Commissioner Elg stated that he was ready to make a motion that excluded the massing break
46 design deviation between A2 and A3 and A3 and A4.

1
2 Commissioner Severson asked if that meant Commissioner Elg was okay with the other 3 massing
3 breaks as they have been proposed.

4
5 Commissioner Elg stated that was correct.

6
7 Commissioner Schwalbe stated that she liked that motion.

8
9 There being no further discussion, Chair Cameron asked for a motion on the application.

10
11 Commissioner Elg made a motion, seconded by Commissioner Schwalbe, to direct staff to prepare
12 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
13 recommending approval of the requests for a Planned Unit Development (PUD) Concept and
14 General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional
15 Use Permit (CUP), a Shoreland Impact Plan (SIP), and Design Deviations for 200 Lake Street E,
16 excluding the massing break design deviation between A2 and A3 and A3 and A4, for review and
17 adoption at the next Planning Commission meeting.

18
19 Mr. Schelzel offered a friendly amendment that the motion be that their recommendation of
20 approval for the PUD concept and general plans, and rezoning be conditional on the massing break
21 portion of the plans and the proposed amendment becoming fully compliant with the Design
22 Standards.

23
24 Commissioners Elg and Schwalbe accepted the friendly amendment as offered by Mr. Schelzel.

25
26 Chair Cameron asked for discussion of the motion.

27
28 The Commission discussed the possibility of requiring 3-story massing breaks for all 5, and the
29 concern over lack of small-town charm.

30
31 Mr. Schelzel noted that concerns about small-town charm would go to the factors considered with
32 the PUD and whether it was compliant with the Comprehensive Plan. He stated that was a
33 legislative decision they have on whether or not to recommend approval of the PUD requests. He
34 reminded the Commission that there was a motion on the table so they could call the question and
35 vote on it, which meant if it passed, that would be the end of the discussion. He stated that they
36 could also withdraw the current motion and entertain a different motion that had a different
37 recommendation. He suggested that the Commission take a roll call vote on this motion first, and
38 allow the members to explain the rationale behind their votes, if so desired.

39
40 Following a roll call vote, the motion carried unanimously.

41
42 Chair Cameron noted that the motion had passed, and the draft Planning Report and
43 Recommendation on the application would be on the consent agenda at the Commission's next
44 meeting.

45
46 **AGENDA ITEM 6. Other Items:**

1
2 **a) Review of Development Activities**
3

4 Mr. Zweber stated that the Wells Fargo project was still moving along. He noted that equipment
5 had also arrived at 150 Broadway and had installed about one-half of the foundation and walls
6 should start being installed soon. He stated that the City was still working with the Carisch family
7 on the former Caribou location on issuing a building permit.
8

9 **b) Planning Commission Meeting Schedule**
10

11 Mr. Zweber stated that the next meeting would be on April 7, 2025, where they will consider a
12 private communications tower for Xcel Energy, and on April 21, 2025, a CUP amendment and
13 design deviation from The Retreat for removal and reconstruction on a wing of their facility.
14

15 Commissioner Schwalbe noted that she would be unable to attend the meeting on April 7, 2025.
16

17 Commissioner Severson asked if staff had any updates on the cannabis distributor issue.
18

19 Mr. Zweber stated that the City has gotten inquiries from 2 different people, but they were in the
20 process of actually trying to find a space to lease.
21

22 Chair Cameron stated that he wanted to take a moment before they adjourn to publicly recognize
23 Ms. Quarles for her contributions to the City, and all the work she had done on their behalf. He
24 stated that it had truly been a pleasure working with her, and wanted her to know that he wished
25 her the best of luck on her move to the City of St. Paul.
26

27 Ms. Quarles thanked Chair Cameron and stated that the Planning Commission had been a great
28 group to work with over the years.
29

30 There was a round of applause for Ms. Quarles.
31

32 **AGENDA ITEM 7. Adjournment.**
33

34 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.
35

36 Commissioner Severson made a motion, seconded by Commissioner Schwalbe, to adjourn the
37 Planning Commission meeting.
38

39 The motion carried unanimously.
40

41 The Planning Commission meeting was adjourned at 8:45 p.m.
42

43 Respectfully submitted,
44 Kayla Atkins Rokosz
45 *TimeSaver Off Site Secretarial, Inc.*
46



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 7, 2025	AGENDA ITEM: 4.b
TITLE: Approval of Report and Recommendation of Approval for a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review Deviation for Street Tree Spacing and Denial of Design Review Deviation for Massing Break with Views of Lake Minnetonka for 200 Lake St E	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: May 8, 2025 (120 days)	

BACKGROUND:

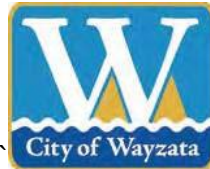
The applicant and property owner, Lake West Development, LLC, has submitted a Development Application for the property at 200 Lake Street East. This property is the site of the former TCF headquarters. The applicant is proposing to completely demolish the existing vacant office building and construct a new, 226,361 square foot mixed-use building. The building would contain 18,863 square feet of commercial space, 50 residential condominium units, and parking. The Planning Commission considered the application at their March 24 meeting and recommended approval of the a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review Deviation for Street Tree Spacing and Denial of the Design Review Deviation for Massing Breaks where there is a view of Lake Minnetonka by a vote of 7-0.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 200 Lake St E - PC Report and Recommendation



WAYZATA PLANNING COMMISSION

April 7, 2025

REPORT AND RECOMMENDATION ON APPLICATION FOR PUD CONCEPT AND GENERAL PLAN, PUD AMENDMENT, SHORELAND RESIDENTIAL PUD/CUP, SHORELAND IMPACT PLAN/CUP (SIP/CUP), AND DESIGN STANDARDS DEVIATIONS AT 200 LAKE STREET EAST

SUMMARY OF RECOMMENDATION

1. **Approval*** of Planned Unit Development (PUD) Concept Plan (*with condition plan is modified to conform with Massing Break Design Standard*)
2. **Approval*** of Planned Unit Development (PUD) General Plan (*with condition plan is modified to conform with Massing Break Design Standard*)
3. **Approval*** of PUD Zoning District Amendment (*if all PUD Plans are approved*)
4. **Approval*** of Shoreland Residential Planned Unit Development/Conditional Use Permit (PUD/CUP)
5. **Approval*** Shoreland Impact Plan/Conditional Use Permit (SIP/CUP)
6. **Approval*** of Tree Spacing Design Standard Deviation
7. **Denial** of Massing Break Design Standard Deviation

** with certain conditions noted in this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Project.** Applicant and property owner Lake West Development, LLC (the "Applicant") has submitted a development application (the "Application") for the property at 200 Lake Street East (the "Property") requesting approvals for a new 226,361 square foot mixed-use building containing 18,863 square feet of commercial space, 50 residential condominium units, parking and related improvements as part of a new PUD plan (the "Project" or the "Proposed PUD").

1.2 Application Requests. The Application includes requests for approval of the following:

- A. Planned Unit Development Concept Plan (the “PUD Concept Plan”) (Section 933.05) for the proposed mixed-use building with residential and commercial units set forth and described in the Application.
- B. Planned Unit Development General Plan (the “PUD General Plan”) (Section 933.06) for the proposed mixed-use building with residential and commercial units set forth and described in the Application.
- C. PUD Zoning District Amendment (the “PUD Amendment”) (Section 933.09 and 903.02) to change the uses and other standards for the Property from the current 1989 PUD for an office building and banking drive-thru to the proposed PUD for a mixed-use residential and commercial building with related improvements.
- D. Shoreland Residential Planned Unit Development Conditional Use Permit (PUD/CUP) (the “Shoreland PUD/CUP”) (Sections 933.02, 933.03 and 991.17) for the Project’s proposed 50 residential condominium units in the Shoreland Overlay District.
- E. Shoreland Impact Plan Conditional Use Permit (SIP/CUP) (the “Shoreland SIP/CUP”) (Section 991.11A(1)b) for the Project’s proposed impervious surface coverage of 85.21% within the Shoreland Overlay District.
- F. Project Design (Ch. 909)(Section 909.29) for the proposed design of the Project in the Lake Street Design District that requires two significant deviations:
 - 1. Tree Spacing (Section 909.17.B.1.b) (the “Tree Spacing Design Standard Deviation”) for street tree spacing that exceeds the maximum allowed spacing of 26 feet.
 - 2. Massing Breaks (Section 909.07.A.2) (the “Massing Break Design Standard Deviation”) for lack of a required significant massing break in the proposed building as midblock connections at two points, to provide pedestrian views of Lake Minnetonka.

1.3 Property. The street address, property identification number and owner of the Property are:

Address	PID	Owner
200 Lake Street East	06-117-22-32-0029	Lake West Development, LLC

- 1.4 Land Use. The zoning and land use designations for the Property are as follows:

Zoning District:	PUD Planned Unit Development District
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	Shoreland Overlay District
Design District:	Lake Street District

- 1.5 Neighborhood Meeting; Notice and Public Hearing. A neighborhood meeting on the Application was held on March 13, 2025 in accordance with City policy. Notice of a public hearing on the Application was published in the *Sun Sailor* on March 13, 2025, and mailed to all property owners and renters located within 750 feet of the Property on March 12, 2025. The public hearing on the Application was held at the March 24, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 PUD Concept and General Plan. In cases of single stage PUDs, the applicant may, at the discretion of the Zoning Administrator, submit a General Plan of Development for the proposed PUD simultaneously with the submission of a Concept Plan. The intent and purpose of PUDs, and the applicable standards when reviewing, are as follows:
- A. Intent and Purpose of PUDs. Chapter 933 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.

5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 933.02.A of the Zoning Ordinance sets forth the general standards for a PUD and review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
 4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern.

14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

C. Residential PUD Standards. Section 933.03 sets forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.

2.2 PUD Amendment. In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

2.3 Shoreland PUD/CUP. Under Sec. 991.17 of the Shoreland Ordinance, all lots developed with five or more dwelling units require approval of a planned unit development conditional use in compliance with the Shoreland Ordinance, including the criteria of Sec. 933.02, 933.03 and 991.17 of the PUD and Shoreland Ordinances, which include:

- A. Residential planned unit development shall be processed as a conditional use in accordance with Chapter 933 of the Zoning Ordinance.
- B. Application for a residential planned unit development shall follow the guidelines in Chapter 933 of the Zoning Ordinance.
- C. Site "Suitable Area" Evaluation. Proposed residential planned unit developments shall be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation in Section 991.17.D, E, and F of the Zoning Ordinance.
 - 1. The development parcel shall be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward.
 - 2. The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land before the ordinary high water level of public waters. This suitable area and the proposed development are then subjected to the residential planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.
- D. PUD Density Evaluation. The procedures for determining the "base" density of a PUD and density increase multipliers are as follows: Allowable densities may be transferred from any tier to any other tier further from the water body, but shall not be transferred to any other tier closer.
- E. PUD "Base" Density Evaluation. The suitable area within each tier is divided by the single residential lot size standard for lakes. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, and suitability analyses herein and the design criteria in Section 991.18.G of the Zoning Ordinance.
- F. Maintenance and Design Criteria.
 - 1. Before final approval of a residential planned unit development, adequate provisions shall be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.
 - 2. Open Space Preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means shall be provided to ensure long-term preservation and maintenance of open space. The instruments shall include all of the following protections.
 - a) Commercial use prohibited (for residential PUDs); and
 - b) Vegetation and topographic alterations other than routine maintenance prohibited; and

- c) Construction of additional buildings or storage of vehicles and other materials prohibited; and
 - d) Uncontrolled beaching of watercraft prohibited.
 - 3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments shall use an owners association with the following features.
 - a) Membership shall be mandatory for each dwelling unit or site purchaser and any successive purchasers;
 - b) Each member shall pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
 - c) Assessments shall be adjustable to accommodate changing conditions; and
 - d) The association shall be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.
- G. Open Space Requirements. Residential planned unit developments shall contain open space meeting the following criteria.
 - 1. At least 30 percent of the total development area shall be preserved as open space;
 - 2. Dwelling units or sites, land covered by road surfaces, parking areas, or structures are developed areas and shall not be included in the computation of minimum open space;
 - 3. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
 - 4. The appearance of open space areas, including topography, vegetation, and allowable uses, shall be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equal effective and permanent means.
- H. Erosion Control and Stormwater Management. Erosion control and stormwater management plans shall be developed and the residential planned unit development shall:
 - 1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This shall be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques shall be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and

2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff.
- I. Centralization and Design of Facilities. Centralization and design of facilities and structures shall be done according to the following standards:
 1. Dwelling units or sites shall be clustered into one or more groups and located on suitable areas of the development. They shall be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level shall be increased in accordance with Section 991.17.F of this Ordinance for developments with density increases;
 2. Structures, parking areas, and other facilities shall be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, or color, assuming summer, leaf-on conditions. Vegetative and topographic screening shall be preserved, if existing, or may be required to be provided;
 3. Accessory structures and facilities shall meet the required principal structure setback and shall be centralized.

2.4 Shoreland SIP/CUP.

- A. The Shoreland Overlay District establishes a maximum impervious surface of 25% of the lot area without a Shoreland impact plan. Impervious surface coverage may be allowed to exceed 75% of the total lot area through a conditional use permit when the following stipulations are met:
 1. All structures and practices are in place for the treatment of stormwater runoff.
 2. A shoreland impact plan/conditional use permit is submitted and approved as provided for in Section 991.19.A of the Zoning Ordinance, subject to the conditions listed in Section 991.19.C of the Zoning Ordinance.
- B. Shoreland Impact Plan. Except for situations listed in Sec. 991.19.B., landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Chapter 904 of the Zoning Ordinance and a plan of development, hereinafter referred to as "Shoreland Impact Plan," which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade

courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.

- C. General CUP Criteria. The process and general CUP criteria of Section 904.02.F require City Council to consider possible adverse effects of the proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:
1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. The proposed use's compatibility with present and future uses of the area.
 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
 4. The proposed use's effect on the area in which it is proposed.
 5. The proposed use's impact upon property values in the area in which it is developed.
 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.
- C. SIP/CUP Conditions. All conditional use permits for consideration under Section 991 shall be subject to the following stipulations.
1. The projects shall be analyzed to determine the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
 2. Stormwater treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.

3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.
5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.
7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.
8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.

11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

2.5 Design Deviations.

- A. All new building construction in the City that has a nonresidential and/or multifamily component must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The Project falls within the Lake Street Design District, and the relevant design standards applicable to the Project are outlined in the Staff Report on the Application. Staff has reviewed the proposed design for the Project and identified two significant deviations that require City Council approval.
- B. A deviation from the Design Standards may be permitted under Sec. 909.29 if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:
 1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
 2. The extent to which the deviation permits greater conformity with other Standards, the Guidance of the Design Standards, policies behind the Standards, or with other Zoning Ordinance standards.
 3. The positive effect of the project on the area in which the project is proposed.
 4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
 5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
 6. A national, state or local historic designation.
 7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

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 Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 PUD Concept and General Plan. The PUD proposed under the PUD Concept Plan and PUD General Plan (“Proposed PUD”) would meet the standards of the PUD Ordinance, except as noted in this Report.

A. Intent and Purpose of PUDs. The Proposed PUD would represent:

1. Innovations in development that would (i) provide a greater variety in type, design, and placement of structures; and (ii) conserve and make more efficient use of the Property, redeveloping the unused property and improving the environmental aspects of the soils and stormwater management.
2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers. The design, style and massing of the proposed building successfully integrates into the location and the challenges of the Property that borders Lake Street and residential/commercial mixed uses, wetlands, and a residential neighborhood; and (ii) the design, style and massing of the proposed building would successfully reflect a high-quality, mixed commercial and residential style, typical of the area.
3. More convenience in location and design of development, given its proximity to Lake Street.
4. A creative use of land and related physical development which will provide a phased and orderly development and use pattern of the active areas of Lake Street and Panoway, to western end of Lake Street.
6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan, which (i) include multi-generational development, life cycle housing options, and City nodes with greater housing diversity, (ii) manages development of land in a manner that results in compatible land use patterns, access to services and amenities, and efficient utilization of public services, and (iii) will maintain attractive, high quality living and working environments for community residents and visitors.
8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

B. General Standards.

1. Health Safety and Welfare; Council Discretion. The effects of the Proposed PUD upon the health, safety and welfare of residents of the community and the surrounding area will be positive and not detrimental.
2. Ownership. The Applicant owns all of the property to be included in the Proposed PUD.
3. Comprehensive Plan Consistency. The Proposed PUD would be consistent with the City's Comprehensive Plan as noted elsewhere in this Report.
4. Sanitary Sewer Plan Consistency. The Proposed PUD would be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Proposed PUD would provide common private and public open spaces sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. As a condition of approval, the PUD Agreement for the Proposed PUD should contain provisions to assure the continued operation and maintenance of such open space to a predetermined reasonable standard.
7. Staging of Public and Common Open Space. The open space of the Proposed PUD is not planned as a staged development over a period of time.
8. Density. The Proposed PUD would be consistent with the density standards of the Comprehensive Plan.
9. Utilities. All utilities associated with the Proposed PUD would be installed underground and meet the utility connection requirements of Section 933.02.A.10.
10. Utility Connections. All utilities associated with Proposed PUD would meet the utility connection requirements of Section 933.02.A.10.
11. Roadways. All roadways associated with the Proposed PUD will conform to the Design Standards.
12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan incorporated into the PUD plans.

13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD site would comply with applicable standards.
 14. Height. The maximum building height of the building within the Proposed PUD would not exceed thirty five (35) feet or three (3) stories.
- C. Residential PUD Standards. The Proposed PUD would meet the minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential components.
- 3.2 PUD Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the PUD Amendment would not have significant adverse effects that could not be appropriately managed or outweighed by the overall positive effects of the Project, provided the PUD Concept and General plans for the Project are modified to conform with design standard for massing breaks. So modified, the Zoning Ordinance Amendment meets the applicable standards in that:
- A. The Zoning Ordinance Amendment does not contravene any policies and provisions of the official City Comprehensive Plan, and would instead better implement them as noted elsewhere in this Report.
 - B. The Zoning Ordinance Amendment would conform with the present and future land uses within the City.
 - C. The Zoning Ordinance Amendment would conform with all performance standards contained in the Zoning Ordinance, and improve the conditions of the Property.
 - D. The Zoning Ordinance Amendment would not have a negative effect on any areas of the City, and instead improve the conditions of the Property and the area in which it is proposed.
 - E. The Zoning Ordinance Amendment would not have any known negative effect on property values in the City.
 - F. Traffic generation by the use associated with the Project in relation to capabilities of streets serving the Property would be well-managed under the Project.
 - G. The Zoning Ordinance Amendment would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.3 Shoreland PUD/CUP. The Project would generally meet the standards and criteria for the Shoreland PUD/CUP, in that the Commission finds:

- A. The residential units would not have a negative effect upon the health, safety and welfare of residents of the community and the surrounding area.
- B. The residential units are consistent with the Comprehensive Plan.
- C. At least 30% of the development is landlord controlled open space.
- D. There is no density variation for the residential units.
- E. The proposed building does not request a building height deviation.
- F. The public open space will be preserved for the public in perpetuity.

3.4 Shoreland SIP/CUP. The provisions of Section 991.19 and 904.02.F of the Zoning Ordinance have been considered and are satisfactorily met.

A. Shoreland Impact Plan.

- 1. All structures and practices are or will be in place for the treatment of storm water runoff for the Project as reviewed and approved by the City Engineer.
- 2. A Shoreland Impact Plan must approved by the City Engineer as a condition of approval.

B. General CUP Criteria.

- 1. The Project and associated use is compatible with the specific policies and provisions of the official City Comprehensive Plan.
- 2. The Project and associated use is compatible with present and future uses of the area.
- 3. The Project and associated use conforms with all performance standards contained in the Zoning Ordinance, except those for which deviations have been requested and/or granted in other approvals for the Project.
- 4. The Project and associated use will not have a negative effect upon the surrounding area.
- 5. The Project and associated use is not likely to have a negative impact upon surrounding property values.

6. The Project and associated use will not increase traffic above capacity.
7. The Project and associated use will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

C. SIP/CUP Conditions.

1. The Project has been analyzed and the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications have been mitigated through approved means to the extent possible.
2. Stormwater treatment measures used for the Project are subject to the review of the City Engineer and the Minnehaha Creek Watershed District where applicable.
3. The Project has been analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes.
4. The Project has been analyzed in terms of the appearance of the structures including when viewed from the lake's surface.
5. Building height has been analyzed to determine the impact on surrounding structures and views from the lake surface or other shores.
6. Residential density of the Project will not exceed the maximum allowed density of the base zoning district for which the Project is proposed.
7. Lot coverage of the Project will be restricted to the provisions for maximum impervious surface coverage provided for in the Zoning Ordinance.
8. The Project will not cause the overall residential densities in the shoreland area to exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan.
9. The Project will not cause the overall lot coverage in the shoreland area to exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan.

10. The Project is in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. The Project is in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan.
12. The Project will be subject to the review of the Minnehaha Creek Watershed District.

3.5 Design Deviation for Tree Spacing.

- A. The Commission finds that the ability to place trees along the public frontage of Lake Street towards the western end of the Property is limited by the recently improved and installed Three Rivers Park District (TRPD) bike trail and City sidewalk, which does not allow for the required tree spacing with the proposed building depth. The Applicant's design includes tree wells and grates located partially in the sidewalk and partially in the landscape buffer alongside the proposed building. TRPD has requested that no trees be planted with the edge of their trunks within 3 feet of the edge of the regional trail.
- B. The Commission finds that there would be very little negative impact of deviating from the Tree Spacing Design Standard as proposed by Applicant, requested by TRPD, and approved by City staff. To the extent there are any negative impacts of the Tree Spacing Design Standard Deviation, those impacts are outweighed by the positive effect of preserving the integrity and safety of the TRPD bike trail and City sidewalk, which accord with City's Comprehensive Plan goals of providing greater walkability and mobility in the City.

3.6 Design Deviation for Massing Breaks.

- A. The Commission finds that there would be significant negative impacts of the requested Massing Break Design Standard Deviation, in that the lack of the required significant massing breaks through all three floors of the proposed building between Cores A-2 and A-3 and between Cores A-3 and A-4 would inhibit views of Lake Minnetonka from street level and would also contribute significantly to the overwhelming mass, scale and uninterrupted front and rear façades of the building, something the Design Standards massing break requirements are intended to address.
- B. The Commission finds that those significant negative impacts listed above are not outweighed by one or more of the factors listed in Sec. 909.29.

Section 4. RECOMMENDATION

Based on the findings in section 3 of this Report, the Planning Commission recommends as follows:

4.1 Approval Recommendations. The Planning Commission recommends:

- A. **Denial** of the Massing Break Design Standard Deviation
- B. **Approval*** of Planned Unit Development (PUD) Concept Plan, *provided the PUD Concept Plan is modified to conform with design standard for massing breaks*
- C. **Approval*** of Planned Unit Development (PUD) General Plan, *provided the PUD General Plan is modified to conform with design standard for massing breaks*
- D. **Approval*** of PUD Zoning District Amendment, *provided all PUD Plans are approved*
- E. **Approval*** of Shoreland Residential Planned Unit Development / Conditional Use Permit (PUD/CUP)
- F. **Approval*** Shoreland Impact Plan / Conditional Use Permit (SIP/CUP)
- G. **Approval*** of Tree Spacing Design Standard Deviation

4.2 Recommend Conditions of Approval. The Planning Commission recommends the following conditions for each approval:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including: (i) building codes and land use regulations; (ii) City Code and policies applicable to days and times of work, and construction management; and (iii) federal and state laws, regulations, and licensing requirements.
- B. The PUD plans must be updated to specify that the commercial uses within the PUD may be only a conditional and permitted use that is allowed within the C-4A zoning district, provided that all applicable parking requirements under City Code for such uses are met. Any vacant commercial space within the PUD at the time of parking calculation shall be allocated as Professional Office. The parking requirement may be met with a Joint Facilities allowance under City Code Section 920.09 only with the approval of a CUP for the Joint Facilities. Any conditional use in the PUD shall require approval of both a CUP and a PUD Amendment.

- C. Stormwater Facilities, Grading, Drainage, and Erosion Plans for the Project must be approved by the City Engineer prior to the submission of building permits and submitted to the City for review.
- D. The Applicant must enter into a PUD Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that supersedes the existing 1989 PUD Agreement and incorporates: (i) the approvals and conditions of this Resolution, (ii) the plans and specifications of the approved PUD General and Final Plans, and (iii) the requirements of the Zoning Ordinance.
- E. The Final PUD Plan and PUD Development Agreement must incorporate all of the following: (i) easements ensuring public access to areas shown in the open space plan; (ii) terms for continued maintenance of all such areas; and (iii) a construction management plan for the Project that is acceptable to City staff.
- F. 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 7th day of April 2025.

Attachments:

Attachment A: Legal Description

Attachment A
Legal Description of Property

Lot 1, Block 1, Pinehurst First Addition, according to the plat of survey thereof, Hennepin County, Minnesota.

PID No. 06-117-22-32-0029

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 7, 2025	AGENDA ITEM: 6.a
TITLE: Consider Development Application for a Conditional Use Permit (CUP) for Xcel Energy at 701 Central Ave N	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: June 13, 2025	

BACKGROUND:

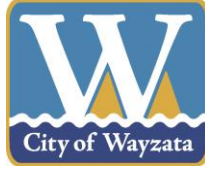
Applicant Xcel Energy has submitted a development application requesting a conditional use permit for a proposed new private 140-foot monopole communication device at Xcel Energy's- Gleason Lake Substation located at 701 Central Avenue N.

ACTION REQUESTED:

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a 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. 701 Central Ave N - Staff Report
2. 701 Central Ave N - Application Narrative
3. 701 Central Ave N - Plan Set
4. 701 Central Ave N - Profile Studies
5. 701 Central Ave N - Applicant's Commitments



**Staff Report
Wayzata Planning Commission
April 7, 2025**

Project Name: Gleason Lake Substation Private LTE Tower
Approval Request: Conditional Use Permit (CUP) for Gleason Lake Substation Private Monopole Communication Device
Applicant: Xcel Energy
Applicant's Representative: George Wojcicki, Xcel Energy
Addresses of Request: 701 Central Avenue N
Prepared by: Eric Zweber, Consulting Planner
"120 Day" Decision Deadline: June 13, 2025

Development Application Introduction

Applicant Xcel Energy has submitted a development application requesting a conditional use permit for a proposed new private 140-foot monopole communication device at Xcel Energy's- Gleason Lake Substation located at 701 Central Avenue N. The substation converts the high-voltage transmission line along the Luce Line to medium-voltage electricity for distribution lines to serve individual homes and businesses.

The property identification number and owner of the property are as follows:

Address	PID	Owner
701 Central Avenue N	31-118-22-44-0003	Northern States Power dba Xcel Energy

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

Current Zoning:	R-3 - Single and Two Family Residential District
Comprehensive Plan Designation:	Semi – Public/Private
Overlay Districts:	N/A
Design District:	N/A

Project Location

The property is located on the west side of County Road 101 and north of Highway 12.

Map 1: Project Location



Source: Hennepin County

Application Request

The applicant is requesting approval of the following item in the application:

- A. Conditional Use Permit (§904.02.F): A conditional use permit for a new 140-foot private monopole communication device.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on March 27, 2025. The public hearing notice was also mailed to all properties located within 500 feet of the subject property on March 26, 2025.

Neighborhood Notification

The applicant sent a letter about the application to all properties within 500 feet of the subject property on March 26, 2025.

Public Comments

As of the publication of this staff report, no written public comments have been received regarding the monopole application.

Existing Conditions

The subject property is 2.14 acres and triangular in shape. Luce Line State Trail can be found to the northwest of the site, and Gleason Lake Elementary School can be found to the east of the site, across County Road 101. The property today contains an existing Xcel substation and 100-foot shield pole, that would be removed and replaced with the construction of the proposed 140-foot monopole. The site connects to three other Xcel substations, two within Plymouth and one within Medina.

Proposed Changes

The applicant is proposing to install a new 140-foot private monopole communication device at the westernmost corner of the property at their Gleason Lake Substation, replacing the existing 100-foot pole. The monopole will have three antennas (sectors) near the top of the structure at a centerline height of 135-feet. Xcel Energy has noted that they have considered all available alternatives in co-locating the antenna on the existing lightning rods and other structures within the existing substation facility; however, none of the existing structures within the substation are tall enough to accommodate for the desired coverage range. Additionally, constructing a new monopole would help reduce safety risks during construction and limit outages for local customers. The applicant has also considered co-locating onto existing third-party telecommunications facilities, but due to Xcel Energy's security policy relating to this project, they are unable to do so, and have committed to this project remaining private and used only by Xcel Energy, with no other commercial antennas or uses.

The applicant has included two maps that show the anticipated coverage of the PLTE network with antennas placed at both 100-feet, such as on the existing lightning rod at the substation site, and another placed at 135-feet, as proposed on the 140-foot monopole being reviewed. The coverage area decreased significantly with the lower height, leaving a large range of gaps in coverage for the area. The study showing the coverage area has been provided. For reference, the transmission pole along the Luce Line trail is 100-feet in height.

The applicant has noted that the monopole will be maintained in good and safe conditions, and the City will be permitted to conduct periodic inspections to ensure compliance with the City Code. Telecommunication facilities not in use for at least 6 months are considered abandoned and must be taken down, Xcel energy commits to annual notification that the monopole is in operation. Per the application narrative, no noise or additional traffic in the area will be generated as a result of this monopole, except during the construction phase. During construction, several semis will deliver pole materials. Construction activities will be limited to daylight hours, with work typically finishing before 5:30 PM, with three to five employees constructing the

monopole. Xcel Energy has submitted a National Environmental Policy Act report to the Federal Communications Commission for this monopole.

Included in the application narrative, the applicant has indicated that the installation of the 140-foot monopole is a crucial part of their ongoing initiative to enhance the security and reliability of their electrical network. The objective of the monopole is to serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network.

As noted above, the proposed monopole and the network to which it connects is for private use by Xcel Energy only. No member of the public, including many internal Xcel Energy employees, will be allowed access to this network, and the pole and network will not be used by anyone to take or make phone calls. This monopole would be used exclusively to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum.

Analysis of Application

Zoning

The following table outlines the key zoning standards for the Institutional zoning district that are applicable to the application:

	R-3 Zoning District	Proposed
Height (max.)	2 1/2 stories and 30 ft., whichever is less	140 ft.*
Building setbacks (min.)		
Front (east)	20 ft.	298 ft. 4 ¼ in.
Side (south)	10 ft.	108 ft. 7 ½ in.
Side (northwest)	10 ft.	29 ft. 8 in.
Rear (N/A)	20 ft.	N/A

*CUP requested

Commercial Telecommunications Facilities

City Code Section 919.02 states that structural elements, including communication reception/transmission devices, may exceed 40-feet in height by approval of a conditional use permit.

City Code Chapter 931 addresses commercial telecommunications facilities to encourage consistent, high-quality telecommunications services throughout the City. These regulations do not apply to the Xcel Energy monopole since it is a private communications device and will not provide telecommunications to the general public.

City Engineer's Comments

The City Engineer reviewed the proposed redevelopment and has no comments regarding the CUP. Following approval of the CUP, the City Engineer and Building Official will review building permit submittal for the monopole.

Primary Questions to Consider for Planning Commission Review of Application's CUP Request:

1. Is the proposed monopole compatible with present and future uses in the area?
2. Would the proposed monopole have a negative effect on the area?
3. Will the proposed monopole have a positive impact upon existing public services and facilities?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the request 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. Applicant Narrative
2. Plan Set
3. Profile Studies
4. Applicant's Commitments

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.

Conditional Use Permit Standards – City Code Chapter 904

The purpose of a conditional use permit is to provide the City of Wayzata with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is land or buildings, the effect upon traffic into and from the premises, or on any adjoining roads, and all other or further factors as the City shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. **The proposed use's compatibility with present and future uses of the area.**
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. **The proposed use's effect on the area in which it is proposed.**
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. **The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.**

Height Requirements – City Code 919.02 (B)

The building height limits established in each zoning district shall not apply to the following list of uninhabitable items, except that no such structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five feet, whichever is greater, except by conditional use permit:

1. Belfries.
2. Chimneys or flues.
3. Minarets or spires.
4. Cooling towers.
5. **Communication reception/transmission devices.**
6. Cupolas and domes which do not contain usable space.
7. Elevator penthouses.
8. Flag poles.
9. Monuments.
10. Parapet walls.
11. Necessary mechanical and electrical appurtenances.

March 19, 2025

Zoning Administration
City of Wayzata – Planning Department
600 Rice St East
Wayzata, MN 55391
Eric Zweber – Consulting Planner

Re: Conditional Use Permit Requests – Xcel Energy PLTE Monopole
Xcel Energy Gleason Lake Substation
Address: 701 Central Ave N
PID: 3111822440003

Dear Mr. Zweber,

Ensuring the energy grid is secure from cyber and physical threats is a top priority for Xcel Energy and our partners across the electric industry. As Advanced Grid technology is deployed, this responsibility grows. The Advanced Grid uses several devices that are interconnected on the energy grid, and it is critical that we not only keep the devices secured, but also safeguard the connection and all the information being transmitted. Various security measures have been developed and are in place to help Xcel Energy deliver on our commitment to operational excellence.

One such security measure is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for two conditional use permits for the installation of a 140-foot-tall monopole at our Gleason Lake Substation located in Wayzata, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'. Xcel Energy is applying for the following permits:

- A conditional use permit for private telecommunications equipment at a public utility substation, which is conditionally permitted in R-3 districts.
- A conditional use permit for a communication reception/transmission device exceeding 40 feet in height in an R-3 district.

The installation of this monopole is a crucial part of our ongoing initiative to enhance the security and reliability of our electrical network. The monopole will serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network.

In the current digital age, the security of our assets is of paramount importance. By taking these assets off the public cellular network, we aim to significantly reduce the risk of cyber threats and ensure the integrity of our operations. It is essential to understand that this network is *entirely private*. No member of the public, including many internal Xcel Energy employees, will be allowed access to this network, and this network will not be used by anyone to take or make phone calls. This monopole is *strictly* used to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum. To accomplish this, Xcel Energy has leased out this spectrum for the next 30 years. This move is part of a wider initiative to improve both the physical security and cybersecurity of our electrical network.

Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the desired range, necessitating the construction of the 140-foot-tall monopole on the property. Due to Xcel Energy's security policy relating to this project, Xcel Energy is unable to co locate these antennas on existing third-party telecommunications facilities. pLTE Antennas and monopoles are subject to the same security requirements as our substations. As a result, it makes the most sense from a security standpoint to locate the monopole within our existing substation.

The height requirement is due to a several factors. Xcel Energy pLTE architects utilize a professional software to perform propagation studies that allows them to visualize how the site would propagate based on several different antenna heights. There are many elements that are reviewed when performing the propagation studies. Terrain, foliage other obstructions at or near the same height, etc. are taken into consideration. Power consumption, download speeds, upload speeds and latency are also reviewed. Based on those many elements, the centerline antenna height and monopole height are then determined. Typically, in the twin cities metro area the antenna centerline height of 135' and a monopole at 140' would support our findings for this network.

In terms of why Xcel Energy cannot use another form of technology (such as telecom, cellular, fiber, etc.), Xcel Energy has deployed and are using primarily leased circuits, fiber, and other existing cellular technologies from AT&T and Verizon. As pLTE is deployed, it will take over as the primary while the other technologies will be used as redundant back up. This redundancy is necessary to ensure that our fixed assets are still able to communicate if pLTE would go offline for maintenance or other reasons. This is just another tool to help ensure and promote reliability within the energy grid.

Included within this application are two maps showing the anticipated coverage of the PLTE network with the antennas placed at two different heights: one with the antennae placed at 100', such as on the existing lightning rod at the substation site, and another with the antennae placed 135' high on the proposed 140' monopole. As shown in the attached maps, the coverage area significantly decreases with the antennae placed at 100' with numerous gaps in coverage present, further necessitating the proposed height of 140'.

The parcel is triangular in shape, bounded by Central Avenue North to the east, the Luce Line State Trail to the northwest, and residential properties to the south. The nearest residential properties are located about 100' south of the southern boundary of the property.

The monopole will be maintained in good and safe condition, and its appearance will remain as approved. We understand and acknowledge that the city is authorized to conduct periodic inspections to ensure compliance with the city's ordinance. We also understand that telecommunications facilities not in use for at least 6 months will be considered abandoned and must be taken down. We commit to notifying the City of Wayzata annually that the monopole is in operation.

The proposed location of the monopole is in the westernmost corner of the property, which is screened by numerous trees to the south and west of the corner. The proposed use of this monopole is in line with the present and future uses of the existing Xcel Energy substation. In addition, the establishment of this monopole will not have any adverse effects on the reasonable enjoyment of nearby properties. No noise or additional traffic in the area will be generated as a result of this monopole, except during the construction phase. During construction, several semis will deliver pole materials. Construction activities will be limited to daylight hours, with work typically finishing before 5:30 PM, with three to five employees constructing the monopole.

We assure you that Xcel Energy will act in good faith and fair dealing in co-locating the monopole. We understand the importance of maintaining the aesthetic integrity of our city and are committed to ensuring that the monopole blends seamlessly with its surroundings.

We kindly request your consideration of our application for this conditional use permit. We believe that this project is not only necessary for the security and efficiency of our operations but also beneficial to the residents of Wayzata by ensuring the reliable delivery of electricity.

Attached for your review and approval is a development application for a conditional use & telecommunications facility permit, a site plan, the deed and legal description of the property, as well as documentation of authorization from the FCC. Xcel Energy respectfully requests your approval our application.

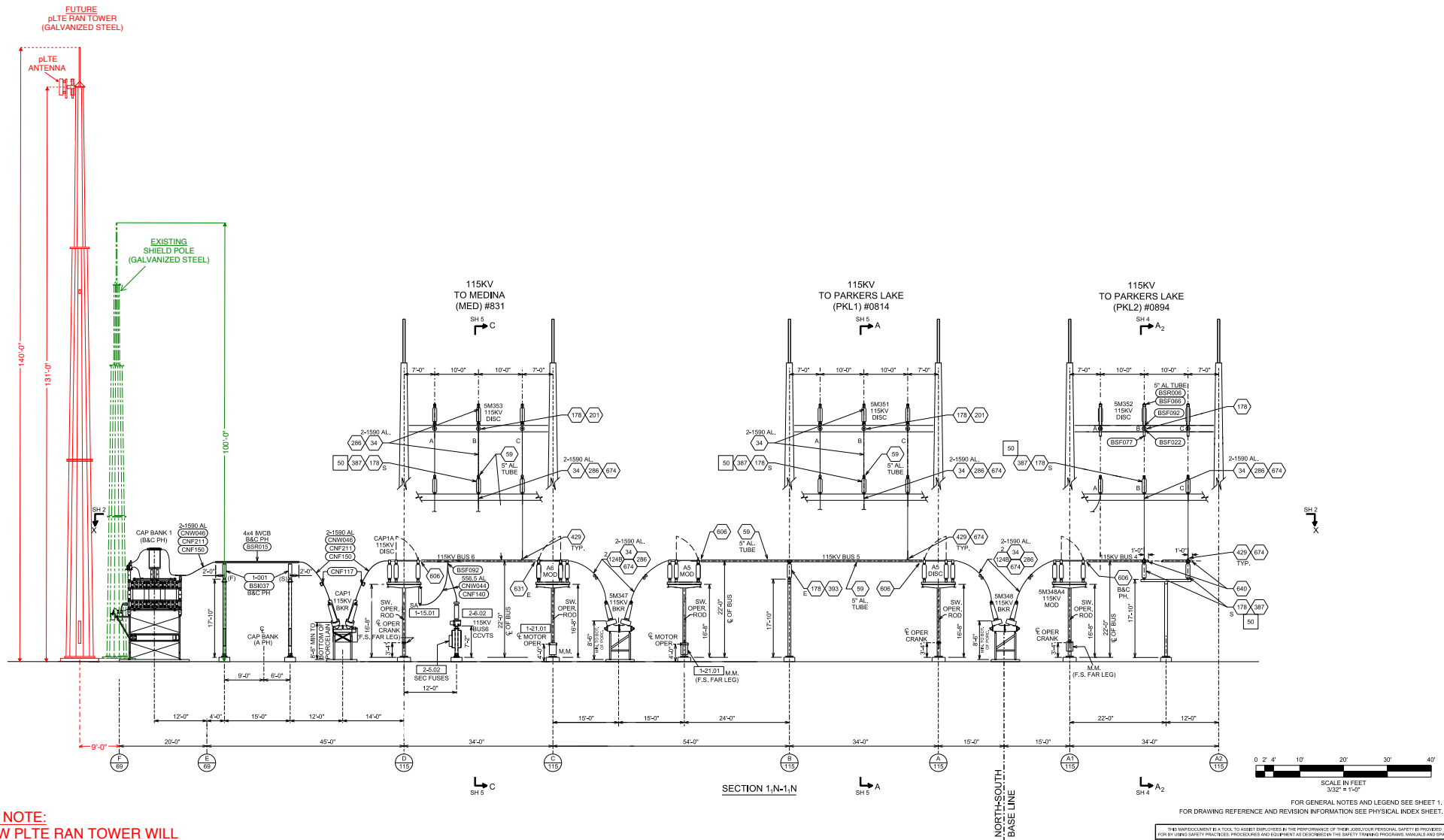
Sincerely,



George Wojcicki
Siting and Land Rights Agent
773-677-4574
george.r.wojcicki@xcelenergy.com







FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
 FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

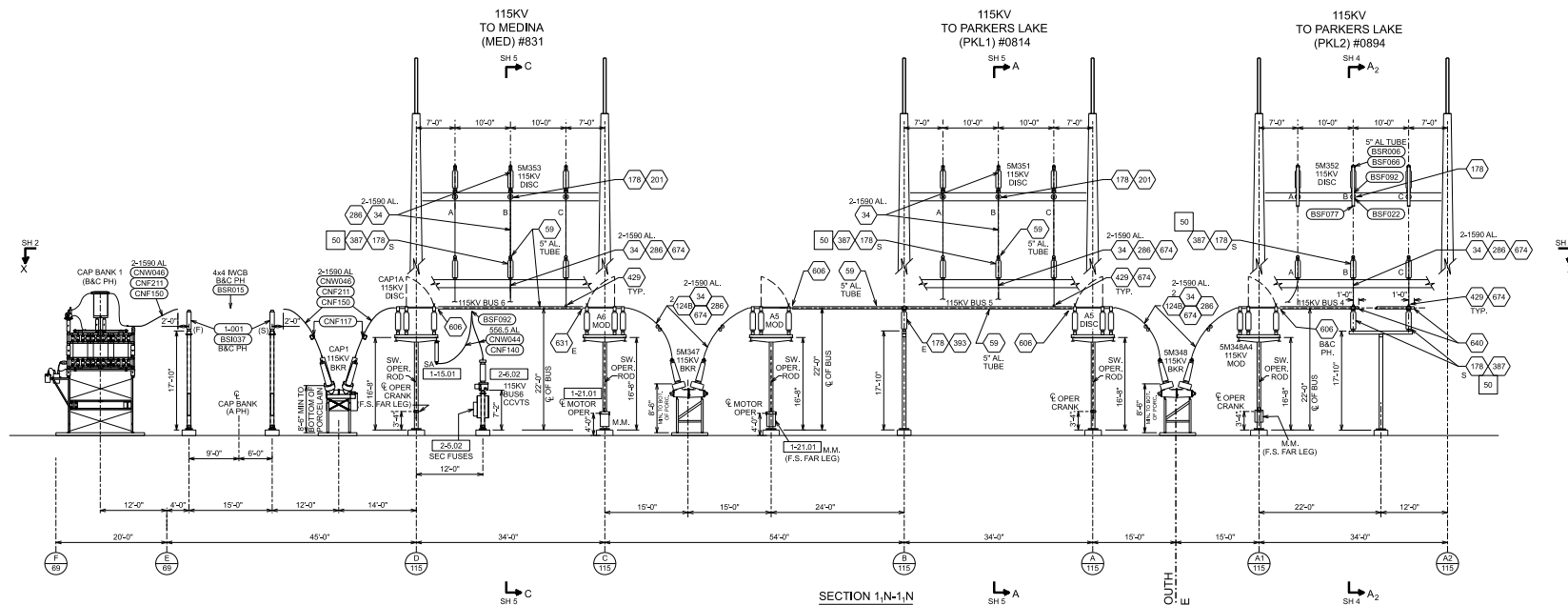
THE MAP DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED BY THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.

INTERNAL INFORMATION DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

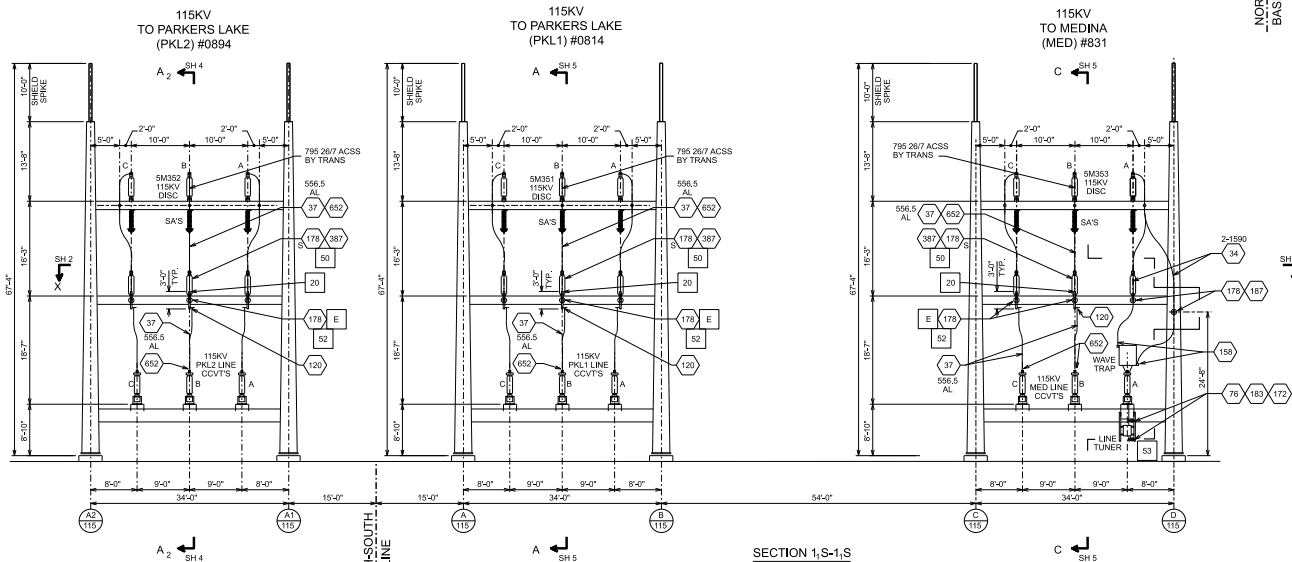
GLEASON LAKE SUBSTATION **GSL**
ELECTRICAL LAYOUT
115KV SECTIONS

Xcel Energy NH-173081 Page 54 of 65

NH-173081-0000 1/26/2017 8:33:24 AM

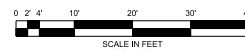


SECTION 1, N-1, N

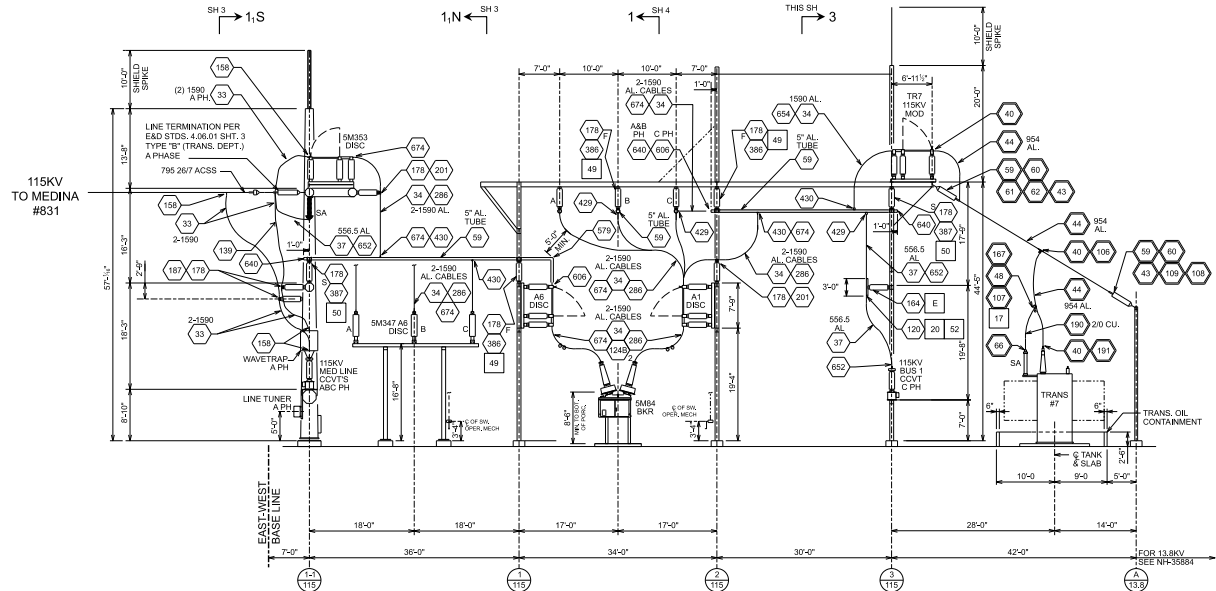


SECTION 1, S-1, S

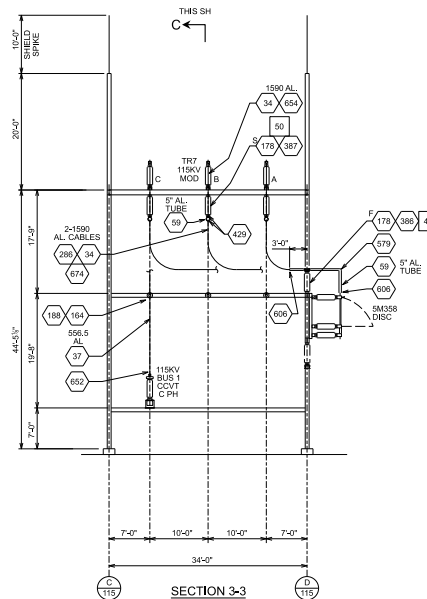
REFERENCE ONLY
NO CHANGES MADE FOR
THIS PROJECT SCOPE



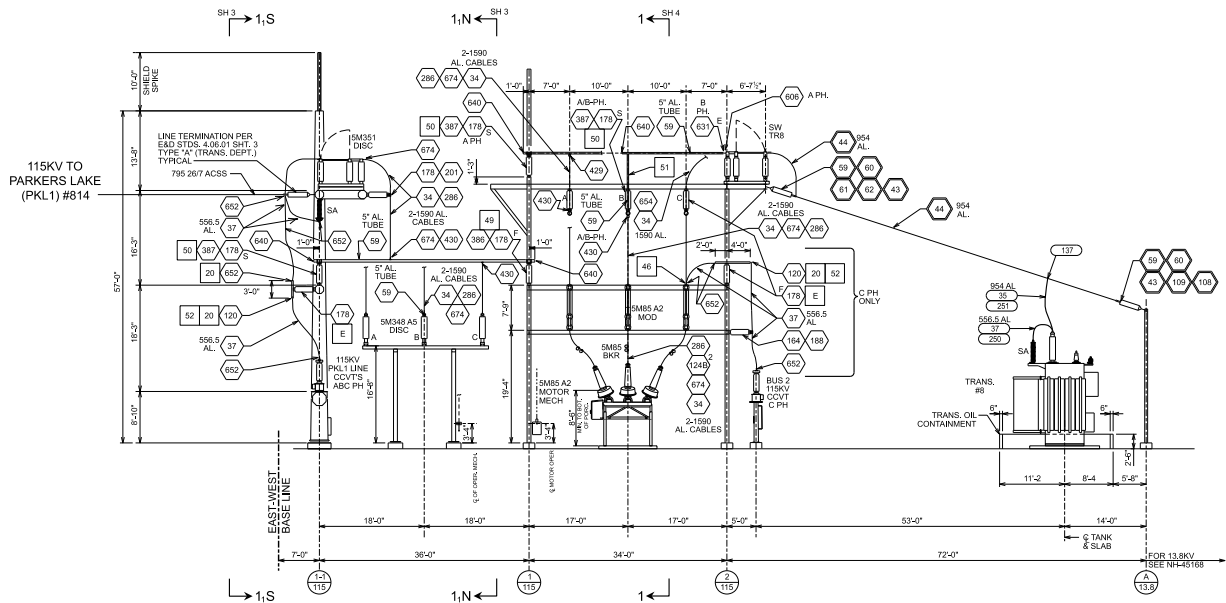
FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.



SECTION C-C



SECTION 3-3



SECTION A-A

REFERENCE ONLY
NO CHNAGES MADE FOR
THIS PROJECT SCOPE

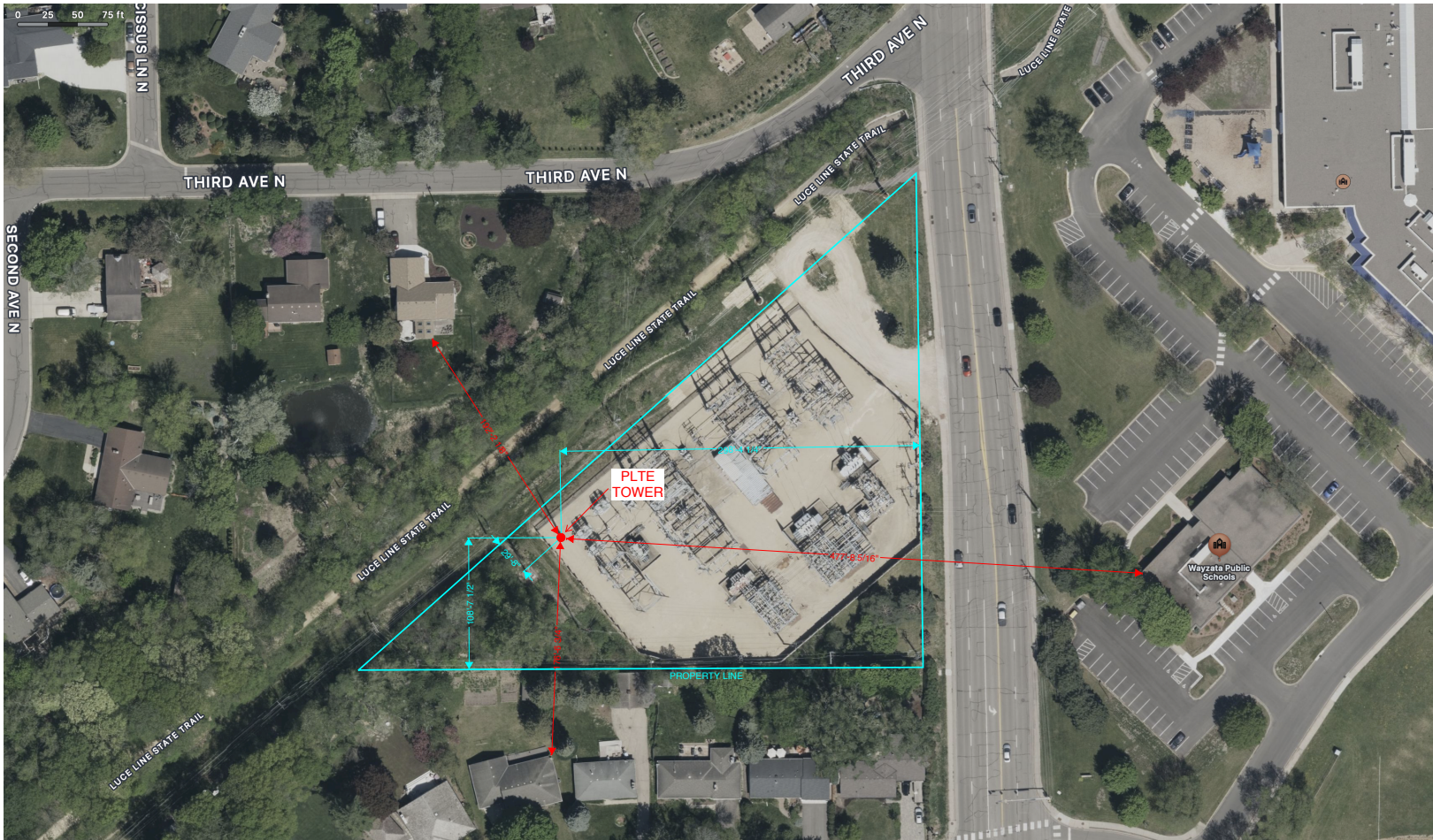


FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

ISSUED BY ENGINEERING DEPT FOR:		RECORD
THE MAP/DOCUMENT IS A TOOL, TO ASSIST EMPLOYEES BY THE PERFORMANCE OF THEIR JOB, YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DETERMINED BY THE SAFETY TRAINING PROGRAMS, MANUALS AND OTHERS.		
INTERNAL INFORMATION DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		
GLEASON LAKE SUBSTATION		GSL
ELECTRICAL LAYOUT		
115KV SECTIONS		
Xcel Energy		NH-173081-5

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	07/28/2017	ASB/20170728/01/000	1	07/28/2017	ASB/20170728/01/000
2	07/28/2017	ASB/20170728/01/000	2	07/28/2017	ASB/20170728/01/000

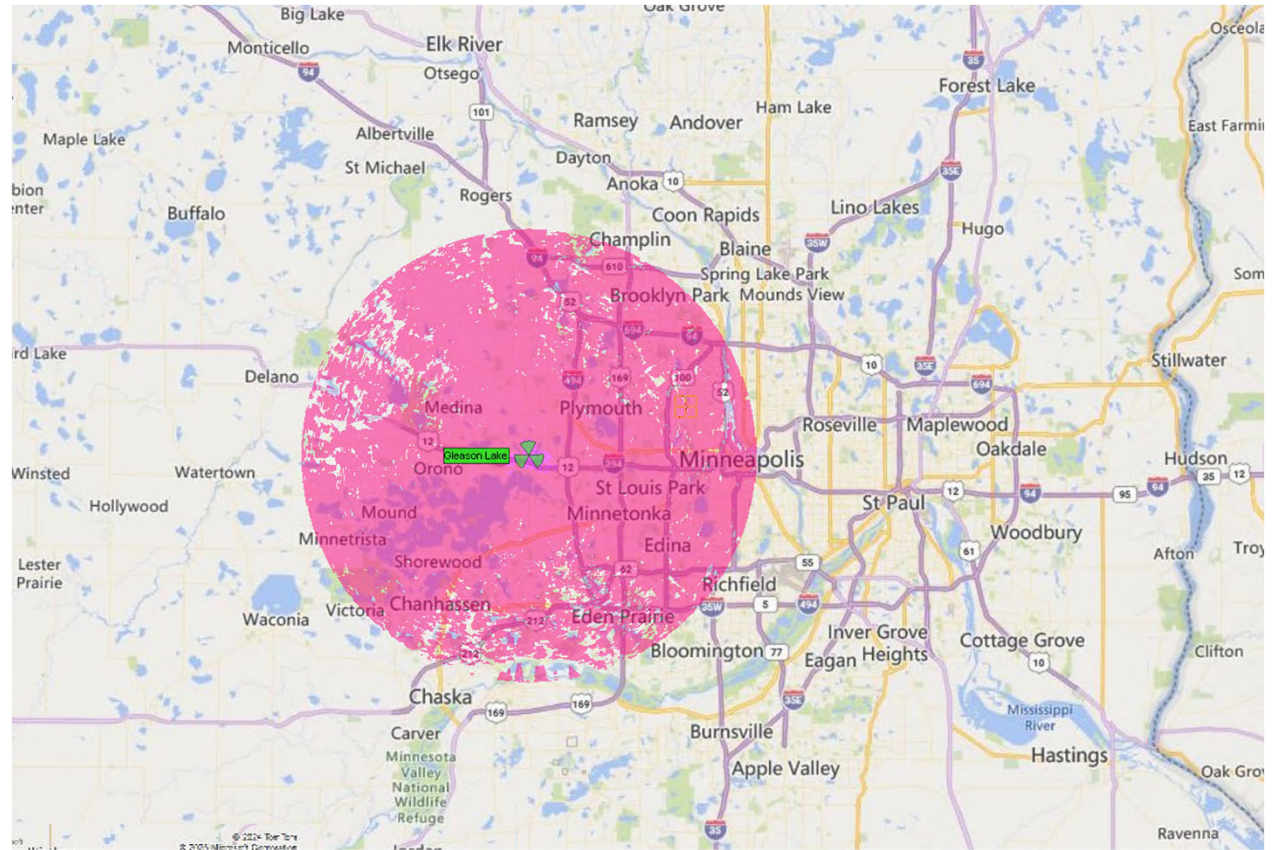
NH-173081-5 3/25/25 PM



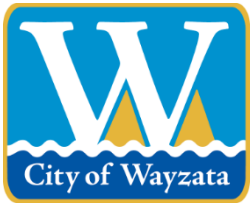
pLTE TOWER TO NORTH PROPERTY LINE - ~29'-8"
 pLTE TOWER TO SOUTH PROPERTY LINE - ~108'-7 1/2"
 pLTE TOWER TO EAST PROPERTY LINE - ~298'-4 1/4"

pLTE TOWER TO NORTH STRUCTURE/HOME - ~192'-2 1/8"
 pLTE TOWER TO SOUTH STRUCTURE/HOME - ~108'-7 1/2"
 pLTE TOWER TO EAST PUBLIC SCHOOL BUILDING - ~477'-8 5/16"

Gleason Lake at 135'



1. **Compliance with Permit Conditions:** We, Xcel Energy, acknowledge that we will be installing a 140-foot tall monopole at our Gleason Lake Substation located in Wayzata, Minnesota. We understand and accept that failure to comply with the conditions of the permit approval will result in the revocation of the permit and the removal of the monopole. We commit to adhering strictly to all conditions stipulated in the permit.
2. **Reimbursement of Expenses:** We recognize that any expenses incurred by the city of Wayzata in relation to the installation, maintenance, or removal of the monopole will be fully reimbursed by Xcel Energy. We commit to prompt and full reimbursement to ensure no financial burden is placed on the city due to our operations.
3. **Adherence to FCC Guidelines:** We affirm that Xcel Energy will adhere to all guidelines set forth by the Federal Communications Commission (FCC) in relation to the operation of the monopole. In the event of any complaints relating to interference caused by the monopole, we commit to resolving these in accordance with FCC guidelines.
4. **Good Faith and Fair Dealing:** We, Xcel Energy, acknowledge that we will be installing a 140-foot tall monopole at our Gleason Lake Substation located in Wayzata, Minnesota. We commit to acting in good faith and fair dealing in co-locating the monopole.
5. **Maintenance and Preservation:** We pledge to maintain the monopole in good and safe condition. The appearance of the monopole will remain the same as approved. Any changes due to weathering or other external factors will be promptly addressed to restore the monopole to its original state.
6. **City Inspections:** We recognize the city's authority to conduct periodic inspections to ensure that the monopole complies with the city's ordinance. We will cooperate fully with these inspections and make any necessary adjustments to remain in compliance.
7. **Abandonment and Removal:** We understand that monopoles not used for at least 6 months will be considered abandoned and must be taken down. We commit to adhering to this rule and will ensure the timely removal of any unused monopoles.
8. **Annual Notification:** We, Xcel Energy, will notify the City of Wayzata annually that the tower is in operation. This will be done in a timely manner and in accordance with any stipulated procedures.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 7, 2025	AGENDA ITEM: 7.a
TITLE: Review of Development Activities	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 7, 2025	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
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, April 15. The next Planning Commission meeting is scheduled for Monday, April 21.

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

April 2025						
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27	28	29	30			

May 2025						
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June 2025						
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29	30					

July 2025						
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August 2025						
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31						

September 2025						
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28	29	30				

October 2025						
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November 2025						
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23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	Th	F	S
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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