

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, May 5, 2025

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Teams Meeting](#)

[Meeting ID: 227 108 065 937 4 Passcode: Lt2uB27b](#)

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).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of April 7, 2025
 - b. Approve PC Report and Recommendation for a Conditional Use Permit and Design Deviation at 1221 Wayzata Blvd E
 - c. Approve PC Report and Recommendation for Denial for a Variance at 617 Park St E
5. **Old Business Items**
6. **Public Hearing Items**
 - a. 323 Waycliffe North Building Coverage and Impervious Surface Variance
 - b. 1407 Holdridge Lane Fence Variance
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:
City Council - May 6, 2025
Planning Commission - May 19, 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: May 5, 2025	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of April 7, 2025	
PREPARED BY: Alex Sharpe, Community Development Director	
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 April 21, 2025

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 5, 2025	AGENDA ITEM: 4.b
TITLE: Approve PC Report and Recommendation for a Conditional Use Permit and Design Deviation at 1221 Wayzata Blvd E	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: July 4, 2025 (120 day)	

BACKGROUND:

The applicant, Andrew Alstatt, on behalf of The Retreat, has submitted a development application for the property at 1221 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and construct a new three story addition in the same general footprint. The Planning Commission considered the application at their April 21 meeting and recommended approval of the CUP amendment and Design Deviation by a vote of 7-0.

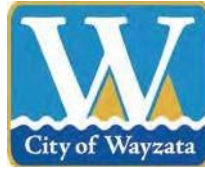
After the April 21 Planning Commission packet was published, the applicant submitted a report that stated that two additional trees would need to be removed due to those trees' proximity to the foundation of the existing building. One tree is damaged and does not qualify for replacement while the other tree is a heritage tree and will require tree replacement. The City Forester is working with the applicant to determine the appropriate tree replacement.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 1221 Wayzata Blvd E - PC Report and Recommendation



WAYZATA PLANNING COMMISSION

May 5, 2025

REPORT AND RECOMMENDATION OF APPROVAL OF CUP AMENDMENT AND DESIGN DEVIATION FOR 1221 WAYZATA BLVD E

DRAFT

SUMMARY OF RECOMMENDATION

1. **Approval*** of CUP Amendment
2. **Approval*** of Design Deviation

** with certain conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Land Use. Andrew Alstatt, on behalf of The Retreat and the property owner (collectively, the “Applicant”) of the property at 1221 Wayzata Blvd E (the “Property”) have submitted a development application to construct a new three story addition that would replace a portion of an existing building (the “Project”).
- 1.2 Approvals Requested. The Application requests approval of the following for the Project:
 - A. CUP Amendment: An amendment to the existing Residential Care Facilities CUP for the Property (the “Existing CUP”) to upgrade the men’s wing of the facility as set forth in the Application (the “CUP Amendment”).
 - B. Design Deviation: A deviation from the Design Standard that all mechanical equipment must be located on the roof of the building (the “Design Deviation”).

- 1.3 Property. The address, property identification number and owner of the Property involved in the Project are:

Address	PID	Owner
1221 Wayzata Blvd E	05-117-22-23-0024	Community Recovering People

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

Zoning:	INS/Institutional
Comp Plan:	Institutional/Public
Overlay Districts:	S/Shoreland Overlay District*
Design District:	Bluff District

** The eastern part of the Property is within 1,000 feet of Gleason Lake, and is therefore within the Shoreland overlay zoning district. However, the portion of the property where the building addition and site improvements are located is outside of the Shoreland district.*

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 10, 2025 and mailed to all property owners located within 500 feet of the Property on April 10, 2025. The public hearing on the Application was held at the April 21, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 CUP Amendment.

- A. CUP Amendments. Amended conditional use permits include requests for substantial changes in conditions or expansions of use. An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Section 801.04.5.
- B. CUP—Residential Care Facilities CUP. Section 937.07.C outlines the following conditional use permit requirements for residential care facilities in the Institutional Zoning District:
 1. Interior side yards are screened.
 2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Chapter 918 of the Zoning Ordinance.
 3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
 4. All signing and informational or visual communication devices shall be in compliance with Chapter 927 of the Zoning Ordinance.

- A. General CUP Factors. City Code Section 904.02.F states that 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.

2.2 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 Bluff Design District. Staff has reviewed the proposed design for the Project and found that the proposed design is compliant with the applicable standards except for one significant deviation that requires 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 OF FACT

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, 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 CUP Amendment.

A. Residential Care Facilities Standards.

1. Interior side yards will continue to be screened by the natural wooded surroundings on the Property.
2. The front, side and rear yards will not be used for play or recreational areas.
3. The site will continue to be served by an arterial street of sufficient capacity to accommodate traffic which will be generated by the increased number of residents.
4. All signing and informational or visual communication devices will continue to be in compliance with the Zoning Ordinance.

B. General CUP Factors. The provisions of Section 904.02.F of the Zoning Ordinance are met, and the possible adverse effects of the CUP Amendment have been considered. The CUP Amendment should be approved based on the following factors:

1. The CUP Amendment is compatible with the specific policies and provisions of the official City Comprehensive Plan in that it will further a positive aspect of the community that serves the good of its residents and others without negative impacts on adjacent or nearby established residential neighborhoods.
2. The CUP Amendment is compatible with present and future uses of the area in that the Project would not change the footprint of the existing residential building nor will the increase of residents overburden the capacities of the Property, and the facilities and infrastructure associated therewith.
3. The CUP Amendment conforms with all performance standards contained in the Zoning Ordinance.
4. The CUP Amendment will not have a negative effect upon the surrounding area.
5. The CUP Amendment will not have a negative impact upon surrounding property values.
6. The CUP Amendment will not significantly increase traffic.
7. The CUP Amendment will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

3.2 Design Deviation for Rooftop Mechanical Equipment.

- A. The Commission finds that there would be very little negative impact of deviating from the rooftop mechanical equipment Design Standard as proposed by Applicant given the isolated location of the building, which is not visible to adjacent properties, and the fact the equipment would be screened from view from most vantage points on the Property, all as detailed in the Staff Report. To the extent there are any negative impacts of the Design Deviation, those impacts are outweighed by the overall positive effect of the proposed improvements to the existing building and facilities.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends the following, subject to the conditions listed in Section 4.2 of this Report:

- A. Conditional Use Amendment: **APPROVAL** of the CUP Amendment.
- B. Design Deviation: **APPROVAL** of the Design Deviation.

4.2 Recommended Conditions:

- A. Other Approvals and Continuing Compliance. The Applicant must secure all necessary building, construction and other permits for the Project, and comply with all laws and regulations applicable to the Project and continued use of the Property as a residential care facility.
- B. Existing CUP. All conditions and standards of previous approvals of the Existing CUP must continue to be met unless expressly modified by the approved Amended CUP and related design approvals.
- C. Costs. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 5th day of May 2025.

Attachment A
Legal Description and Information on Property

Lot 2, Block 1, Cenacle Woods, Hennepin County, Minnesota.

Abstract and Torrens Property.

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 5, 2025	AGENDA ITEM: 4.c
TITLE: Approve PC Report and Recommendation for Denial for a Variance at 617 Park St E	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: July 8, 2025 (120 days)	

BACKGROUND:

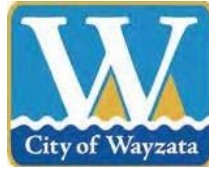
Applicant Custom One Homes, representing Robert and Jennifer Jossart, has submitted a development application requesting a setback encroachment variance to facilitate the continued construction of their new two-story home. The Planning Commission considered the application at their April 21 meeting and recommended denial of the variance by a vote of 4 to 3.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 617 Park St E - PC Report and Recommendation



WAYZATA PLANNING COMMISSION

May 5, 2025

REPORT AND RECOMMENDATION OF DENIAL OF SIDE YARD SETBACK VARIANCE AT 617 PARK ST E

DRAFT

SUMMARY OF RECOMMENDATION

DENIAL of Variance for Side Yard Setback

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Application. Custom One Homes, representing property owners Robert and Jennifer Jossart, (collectively, the “Applicant”) has submitted an application (the “Application”) for approval of a side yard setback variance for a new two-story home on the property at 617 Park Avenue East, legally described on Attachment A (the “Property”), to allow the east eave of the new home to encroach into the east side yard setback.
- 1.2 Approval Requested. The Applicant is requesting approval of the following variance:
 - A. Variance – Eave Encroachment within Side Yard Setback (§919.04.A.1): A variance of one foot from the minimum side yard setback of 2.5 feet to allow the east eave of the new home to encroach 3.5 feet into the east side yard setback (the “Side Yard Setback Variance”).
- 1.3 Property. The address, property identification number, and owner of the Property are:

Address	PID	Owner
617 Park Avenue East	06-117-22-13-0014	Robert Jossart Jennifer Jossart

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

Zoning:	R-3A Single and Two Family Residential District
Comp Plan:	Central Core Residential
Overlay districts:	N/A

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 10, 2025 and mailed to all property owners located within 350 feet of the Property on April 10, 2025. The public hearing on the Application was held at the April 21, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Eave Encroachment into Side Yard Setback. The applicable minimum side yard setback in the R-3A District is 10 feet. City Code Section 919.04.A.1 allows eaves to encroach up to 2.5 feet into a setback.

- 2.2 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Variance.

- A. The Applicant has not established that there are "practical difficulties" in complying with the applicable side yard setback for the Property.
- B. The Side Yard Setback Variance is not due to circumstances related to the unique conditions of the Property, but has been created by the Applicant in that the home was designed with the encroachment into side yard setback.
- C. The Side Yard Setback Variance would alter the essential residential character of the locality, in particular the limited space between the new home on the Property and the adjacent neighbor's home to the east.
- D. The Applicant has not provided sufficient reasons that the Side Yard Setback Variance is justified under applicable criteria of the ordinance in order to make reasonable use of the land, structures and building on the Property. Economic considerations alone do not constitute practical difficulties.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Side Yard Setback Variance.

Adopted by the Wayzata Planning Commission the 5th day of May 2025.

Attachment A
Legal Description and Information on Property

The Southeasterly Half of Lot 9, front and rear, and all of Lot 10, Block 20, Wayzata,
Hennepin County, Minnesota

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 5, 2025	AGENDA ITEM: 6.a
TITLE: 323 Waycliffe North Building Coverage and Impervious Surface Variance	
PREPARED BY: Lori Johnson	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: 6/8/2025	

BACKGROUND:

Applicant Satin Touch, Inc., representing Don and Elva Krantz, has submitted a development application requesting a lot coverage variance and an impervious surface variance to facilitate an addition to the home. The addition will replace an existing patio on the rear of the home. As of May 1, 2025, no public comments have been received.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the requests in the application, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 323 Waycliffe_PC Staff Report
2. 323 Waycliffe Survey - Existing Conditions
3. 323 Waycliffe Survey - Proposed
4. 323 Waycliffe Survey - Building Plans



**Staff Report
Wayzata Planning Commission
May 5, 2025**

Project Name: Krantz Addition
Approval Request: Variances (2) – Lot Coverage, Impervious Surface
(R-4 District)
Applicant: Satin Touch, Inc.
Addresses of Request: 323 Waycliffe North
Prepared by: Alex Sharpe, Community Development Director
“120 Day” Decision Deadline: August 7, 2025

Development Application Introduction

Applicant Satin Touch, Inc., representing Don and Elva Krantz, has submitted a development application requesting a lot coverage variance and an impervious surface variance to facilitate an addition to their home.

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

Address	PID	Owner
323 Waycliffe North	05-117-22-21-0056	ELVA MARIE KRANTZ 323 WAYCLIFFE NORTH WAYZATA MN 55391

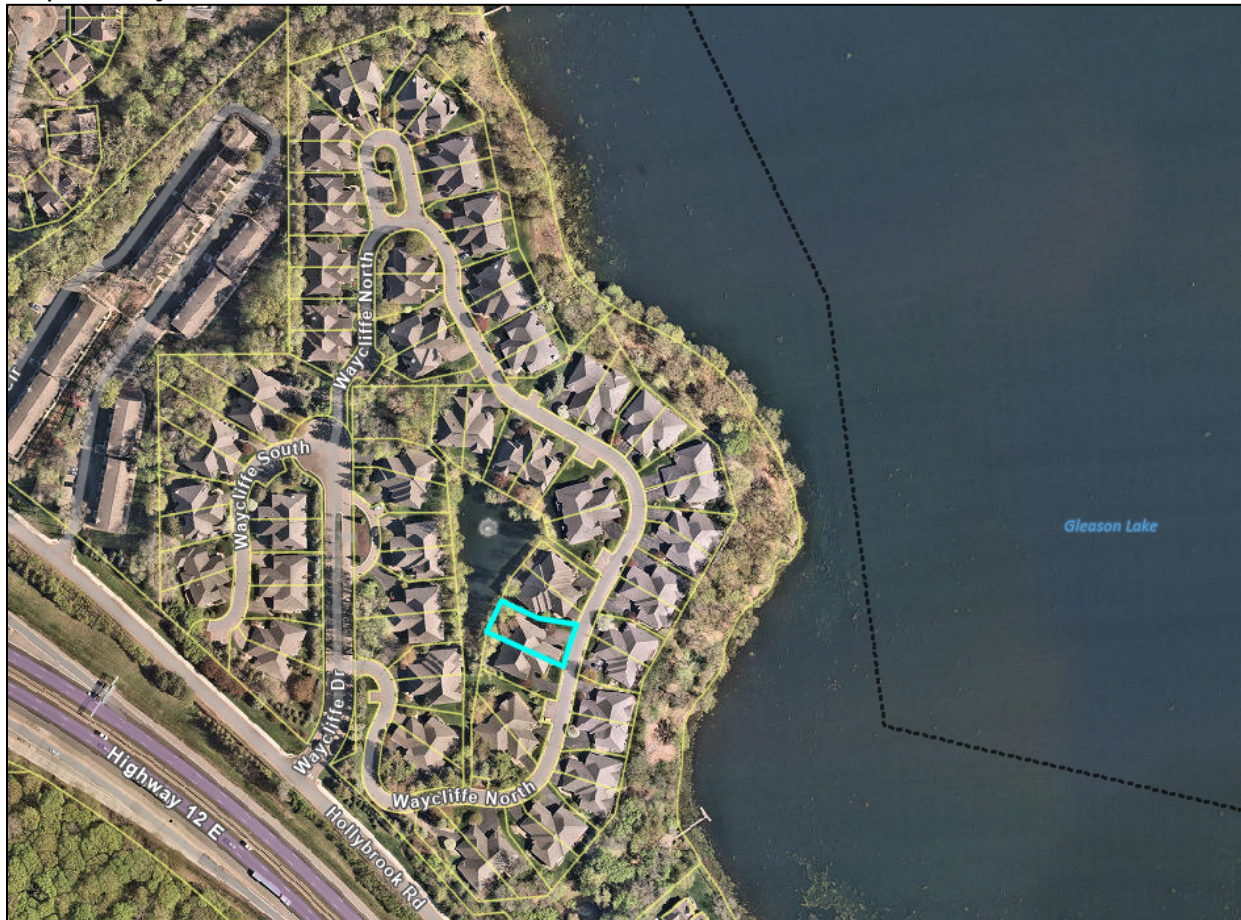
The current zoning and comprehensive plan land use designation for the property are as follows:

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

Project Location

The property is located on the east side of the Waycliffe neighborhood.

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Variance – Lot Coverage (958.07.B): The applicant is requesting a variance of 3.5 percent over the maximum lot coverage of 35 percent, for a total lot coverage of 38.5 percent.
- B. Variance – Impervious Surface (§958.07.B): The applicant is requesting a variance of 7.1 percent over the maximum impervious surface of 45 percent, for a total impervious surface of 52.1 percent.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 24, 2025. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on April 23, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 29, 2025.

Public Comments

As of May 1, 2025, no public comments have been received.

Existing Conditions

The existing developed lot is part of the Waycliffe neighborhood of twin homes, which was built in the 1990s. 323 Waycliffe North shares one wall with 313 Waycliffe North, with each half of the twin home on its own parcel. The current lot coverage is 36.1%, which is over the required 35% for R-4 District. The current impervious surface for the lot is 51.5%, which is over the R-4 limit of 45%. This condition is common throughout the Waycliffe neighborhood.

Proposed Conditions and Analysis of Application

The applicant proposes to build an attached four-season porch at the rear of the house. The two-story porch would have a footprint of 170 square feet. The addition would result in a building coverage of 38.4% and an impervious surface coverage of 52.1%.

Analysis of Application

Variance – Lot Coverage (§958.07.A)\

The parcel already exceeds the R-4 lot coverage limit of 35% by 1.1%, which may be common throughout the neighborhood but is difficult to confirm. The overage is likely a result of the R-4 lot coverage limit being added to the Zoning Code after the Waycliffe neighborhood was constructed. This means that the property's current condition is a legal nonconformity and not created by the landowner. However, few additions have been proposed throughout the rest of the neighborhood since its creation. Lot coverage limitations, combined with height limitations, are the principal way that the City regulates the massing of single- and two-family homes.

Variance – Impervious Surface (§958.07.B)

The parcel already exceeds the R-4 impervious surface limit of 45% by 6.5%, but this condition appears to be common throughout the Waycliffe neighborhood and is likely a result of the R-4 impervious surface limit being added to the Zoning Code after the Waycliffe neighborhood was constructed, as with lot coverage. Impervious surface limits contribute to overall runoff management, environmental management, and neighborhood character.

The applicant has proposed to provide stormwater management facilities (infiltration trench) in the rear yard, to treat the volume of stormwater associated with the proposed increase in impervious surface coverage.

Department Comments
Engineering Department:

- If approved, the property owner should be required to enter a formal Storm Water Facilities Maintenance Agreement with the City of Wayzata, to document maintenance and annual inspection/reporting requirements, as well as prohibition of removal of the facilities.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the variance alter the essential character of the locality?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

Attachments

1. Existing Survey/Site Plan
2. Proposed Survey/Site Plan
3. Building Plans

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Standards – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and
 - b) Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

958.07 - Lot Coverage, Impervious Surfaces.

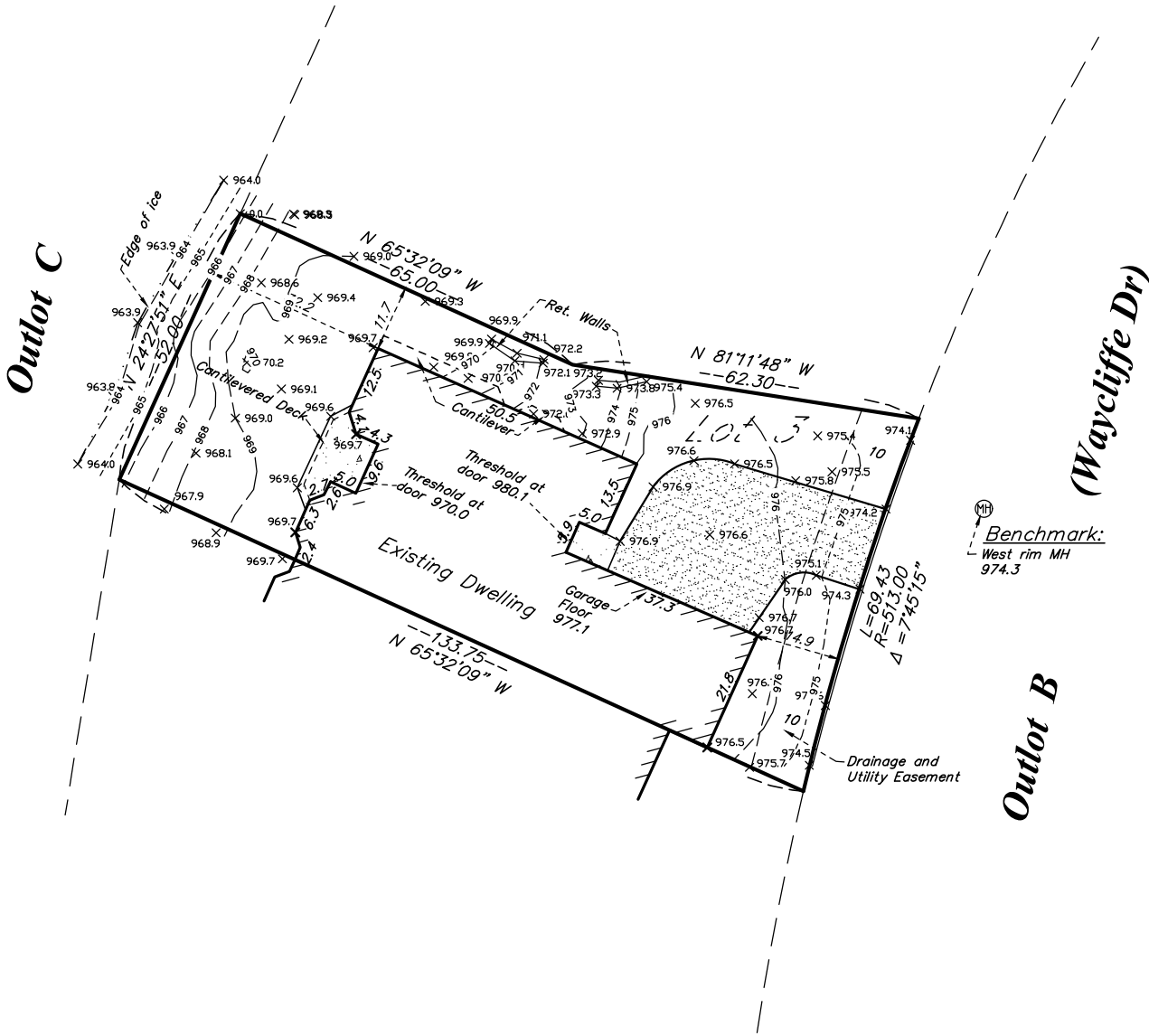
The following limits apply in the R-4 District:

- A. Lot coverage may not exceed 35 percent of lot area.
- B. Impervious surfaces may not exceed 45 percent of the lot area.

LEGAL DESCRIPTION:
Lot 3, Block 3, WAYCLIFFE 2ND ADDITION, Hennepin County, Minnesota.

- SCOPE OF WORK & LIMITATIONS:
- 1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
 - 2. Showing the location of observed existing improvements we deem necessary for the survey.
 - 3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
 - 4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
 - 5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
 - 6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

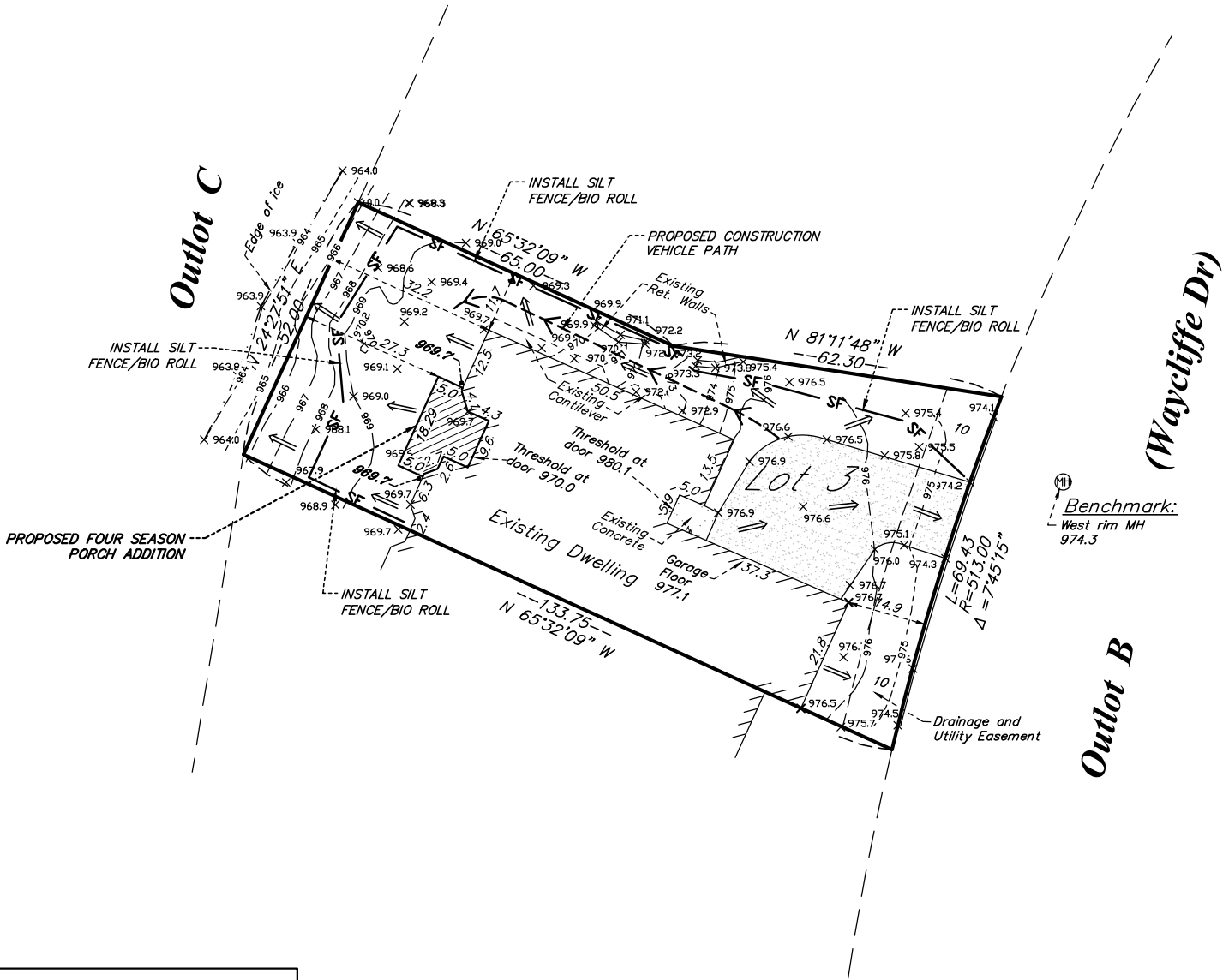
	= CATCH BASIN
	= GAS METER
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= TREE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE
	=BITUMINOUS SURFACE
	= CONCRETE SURFACE

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE SCALE - 1" = 20' 	CLIENT NAME / JOB ADDRESS SATIN TOUCH, INC. 323 WAYCLIFFE DRIVE NORTH WAYZATA, MN	Advance Surveying & Engineering, Co. 18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Thomas M. Bloom # 42379 LICENSE NO. DECEMBER 12, 2024 DATE	DATE SURVEYED: DECEMBER 12, 2024	SHEET TITLE EXISTING CONDITIONS SURVEY	SHEET SIZE 17 X 22
						DATE DRAFTED: DECEMBER 12, 2024	DRAWING NUMBER 241762 TB	SHEET NO.
							S1	SHEET 1 OF 1

LEGAL DESCRIPTION:
Lot 3, Block 3, WAYCLIFFE 2ND ADDITION, Hennepin County, Minnesota.

- SCOPE OF WORK & LIMITATIONS:
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
 - Showing the location of observed existing improvements we deem necessary for the survey.
 - Setting survey markers or verifying existing survey markers to establish the corners of the property.
 - This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
 - Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
 - Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
 - Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
 - While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

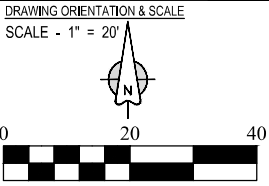
STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND	
	= CATCH BASIN
	= GAS METER
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE
	= EXISTING CONTOUR
	= EXISTING SPOT ELEVATION
	= PROPOSED SPOT ELEVATION
	= DRAINAGE ARROW
	= PROPOSED SILT FENCE/BIO ROLL
	= BITUMINOUS SURFACE

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	2,620 Sq. Ft.	House	2,620 Sq. Ft.
Bituminous Driveway	917 Sq. Ft.	Four Season Porch	170 Sq. Ft.
Concrete Surfaces	173 Sq. Ft.	Bituminous Driveway	917 Sq. Ft.
Ret. Walls	21 Sq. Ft.	Concrete Surfaces	47 Sq. Ft.
		Ret. Walls	21 Sq. Ft.
TOTAL EXISTING HARDCOVER	3,731 Sq. Ft.	TOTAL PROPOSED HARDCOVER	3,775 Sq. Ft.
AREA OF LOT	7,251 Sq. Ft.	AREA OF LOT	7,251 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	51.5%	PERCENTAGE OF HARDCOVER TO LOT	52.1%

DATE	REVISION DESCRIPTION



CLIENT NAME / JOB ADDRESS

SATIN TOUCH, INC.

323 WAYCLIFFE DRIVE NORTH
WAYZATA, MN

Advance
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
DECEMBER 27, 2024
DATE

DATE SURVEYED: DECEMBER 12, 2024

DATE DRAFTED: DECEMBER 27, 2024

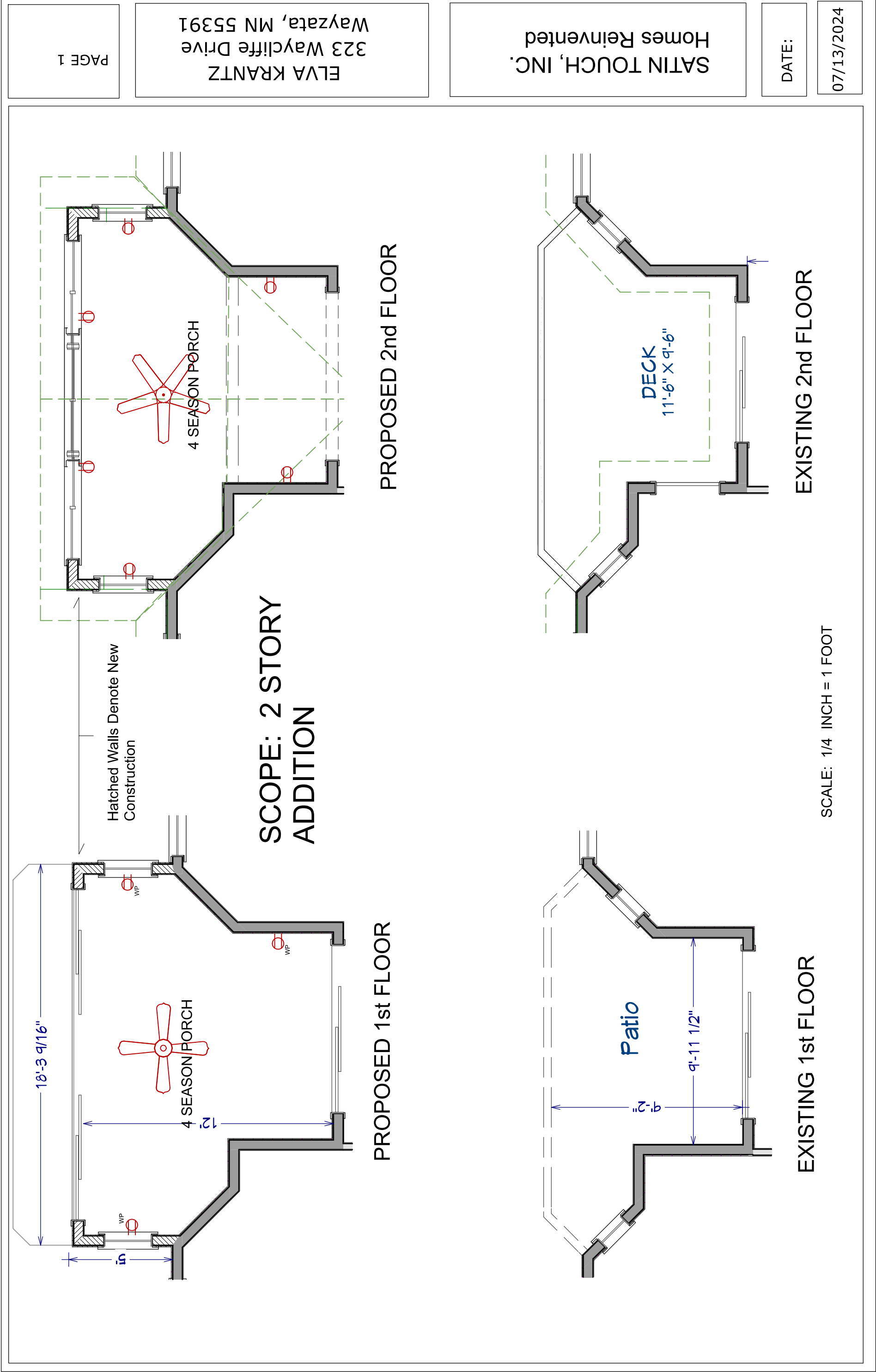
SHEET TITLE
PROPOSED SURVEY

DRAWING NUMBER
241802 JR

SHEET SIZE 17 X 22

SHEET NO.

S1
SHEET 1 OF 1



SATIN TOUCH, INC.
Homes Reinvented

DATE:

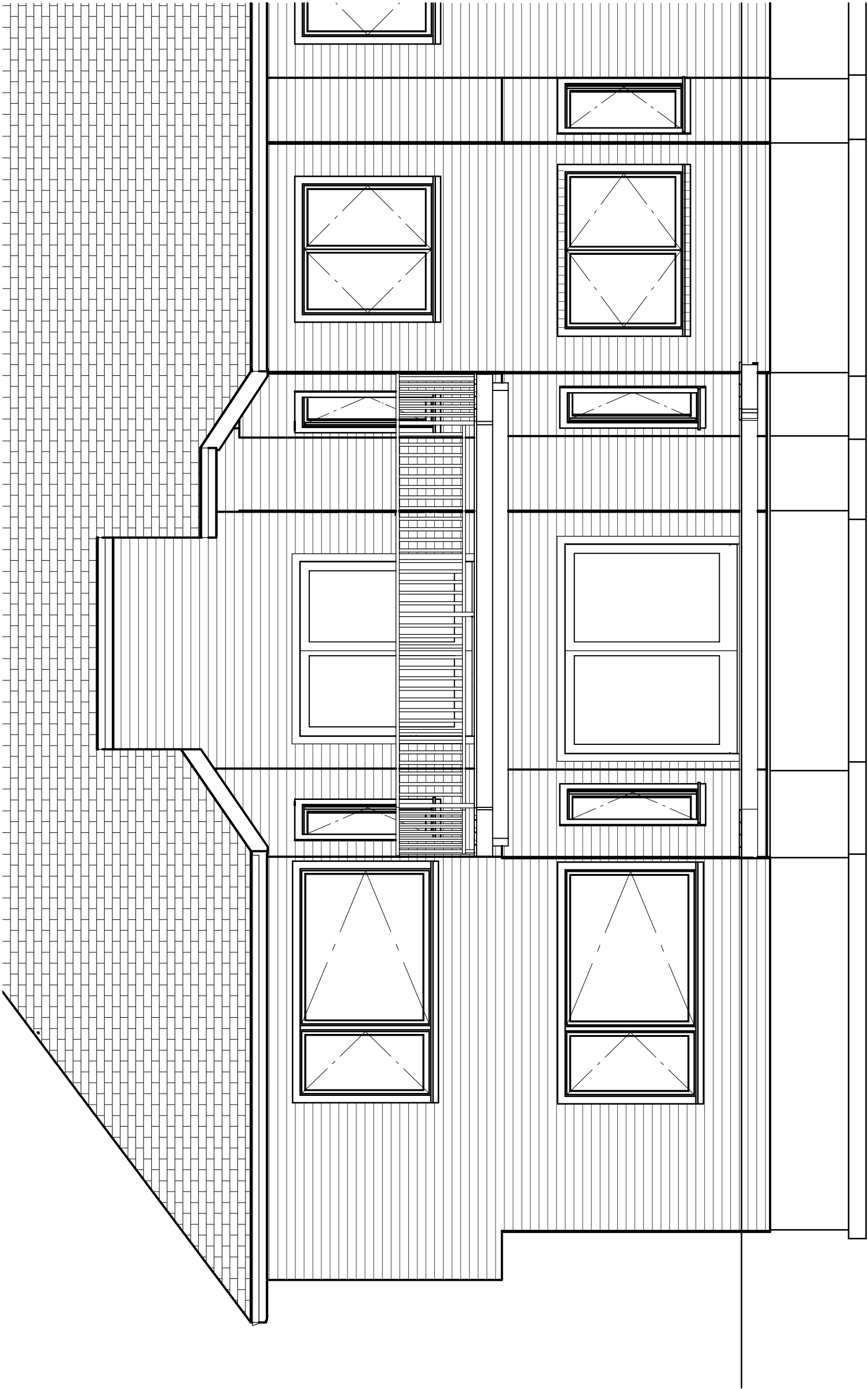
09/26/2024

ELVA KRANTZ
323 Waycliffe Drive
Wayzata, MN 55391

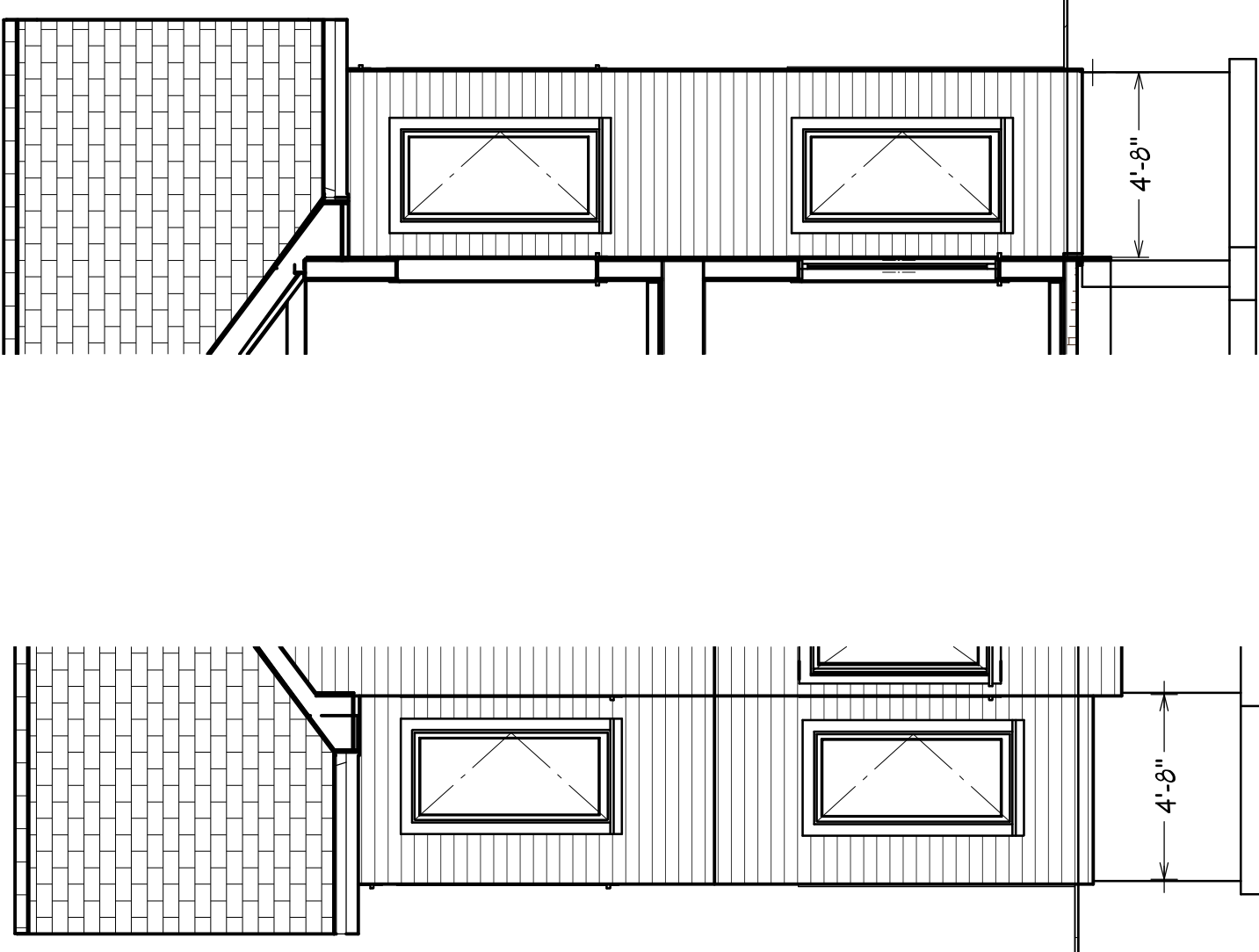
PAGE 2

EXISTING

SCALE: 1/4 INCH = 1 FOOT



PROPOSED EXTERIOR ELEVATION - 2 STORY ADDITION



RIGHT ELEVATION



LEFT ELEVATION

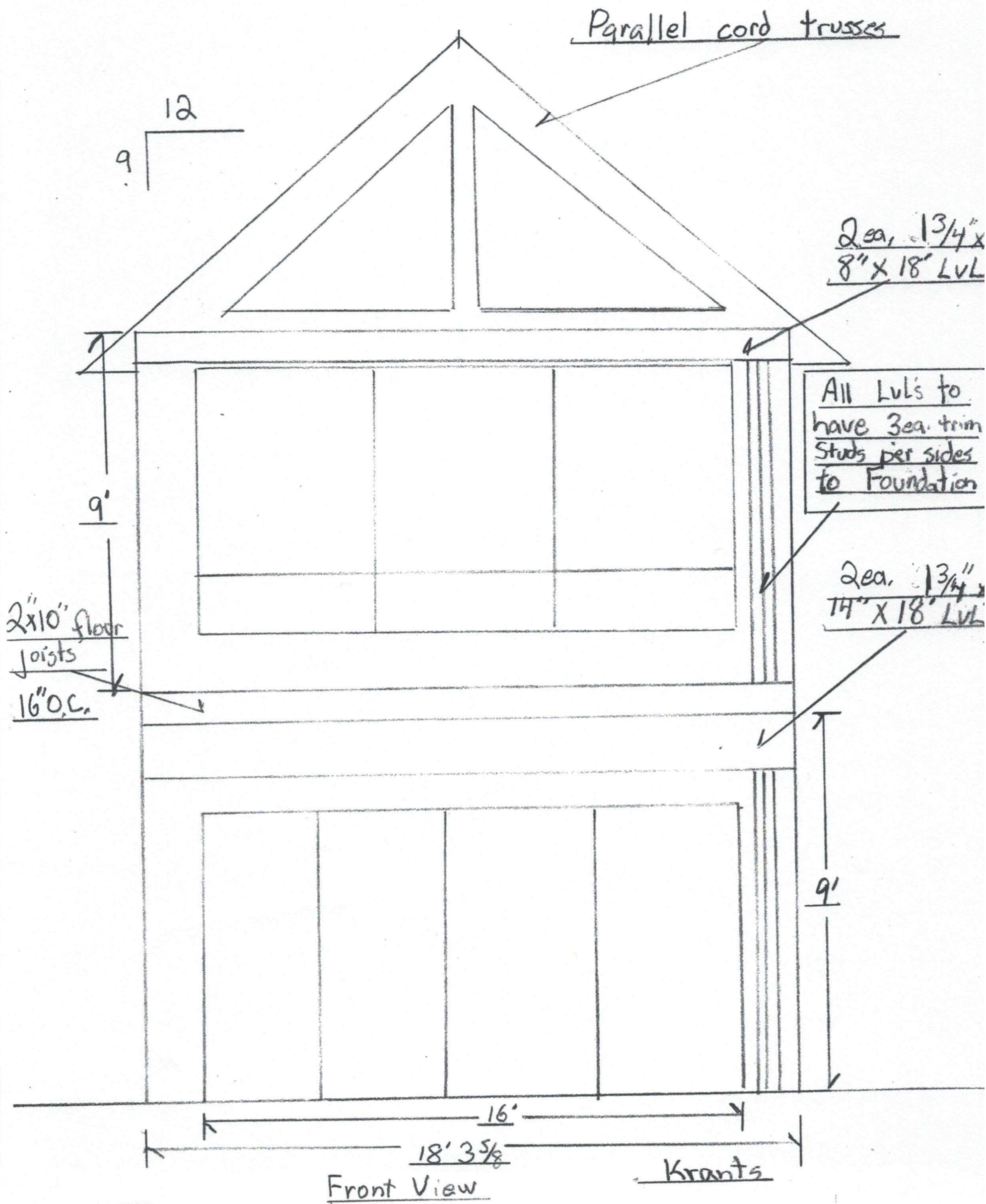
SCALE: 1/4" INCH = 1 FOOT

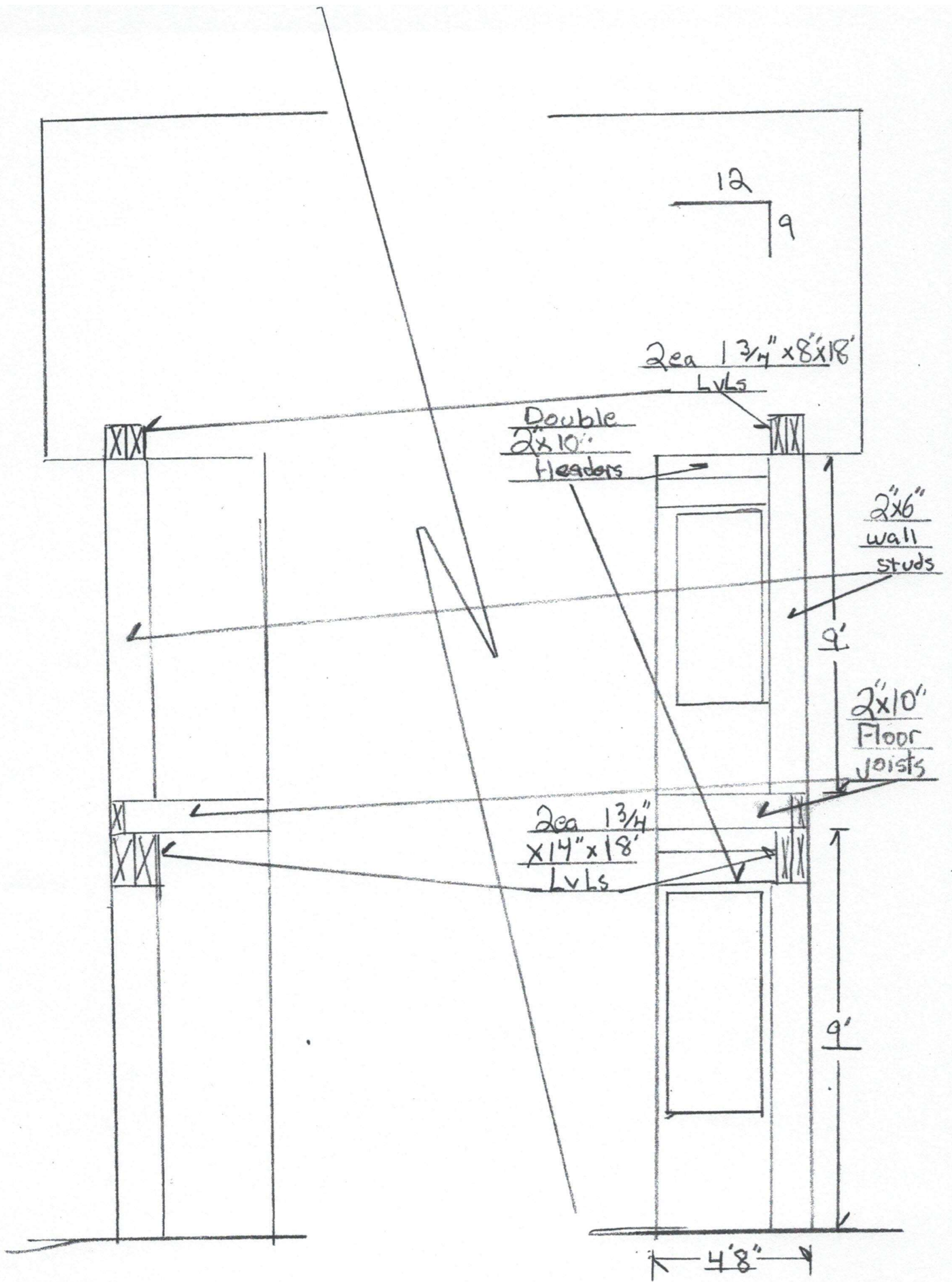
SATIN TOUCH, INC.
Homes Reinvented

DATE:

07/13/2024

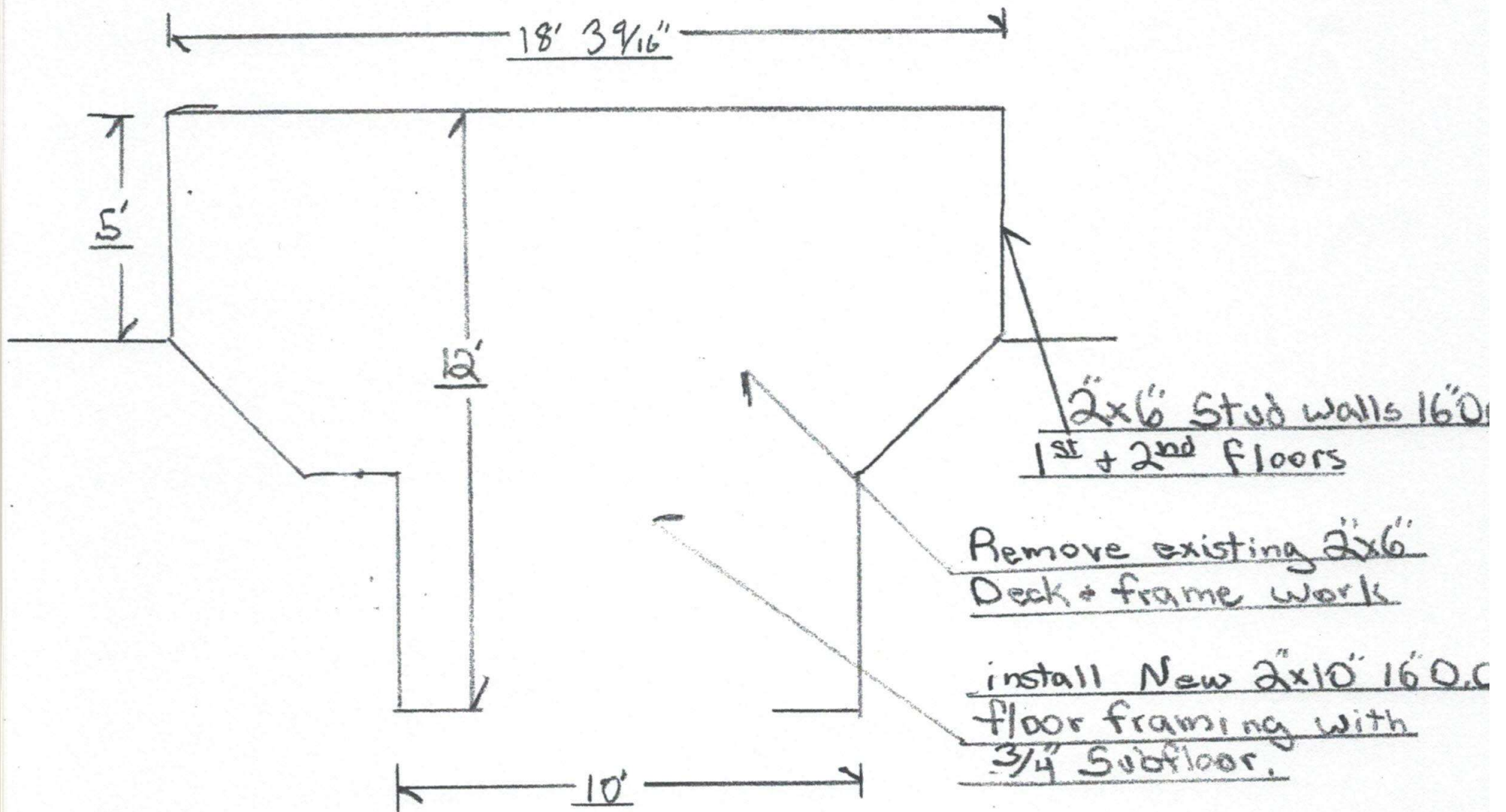
ELVA KRANTZ
323 Waycliffe Drive N.
Wayzetta, MN 55391





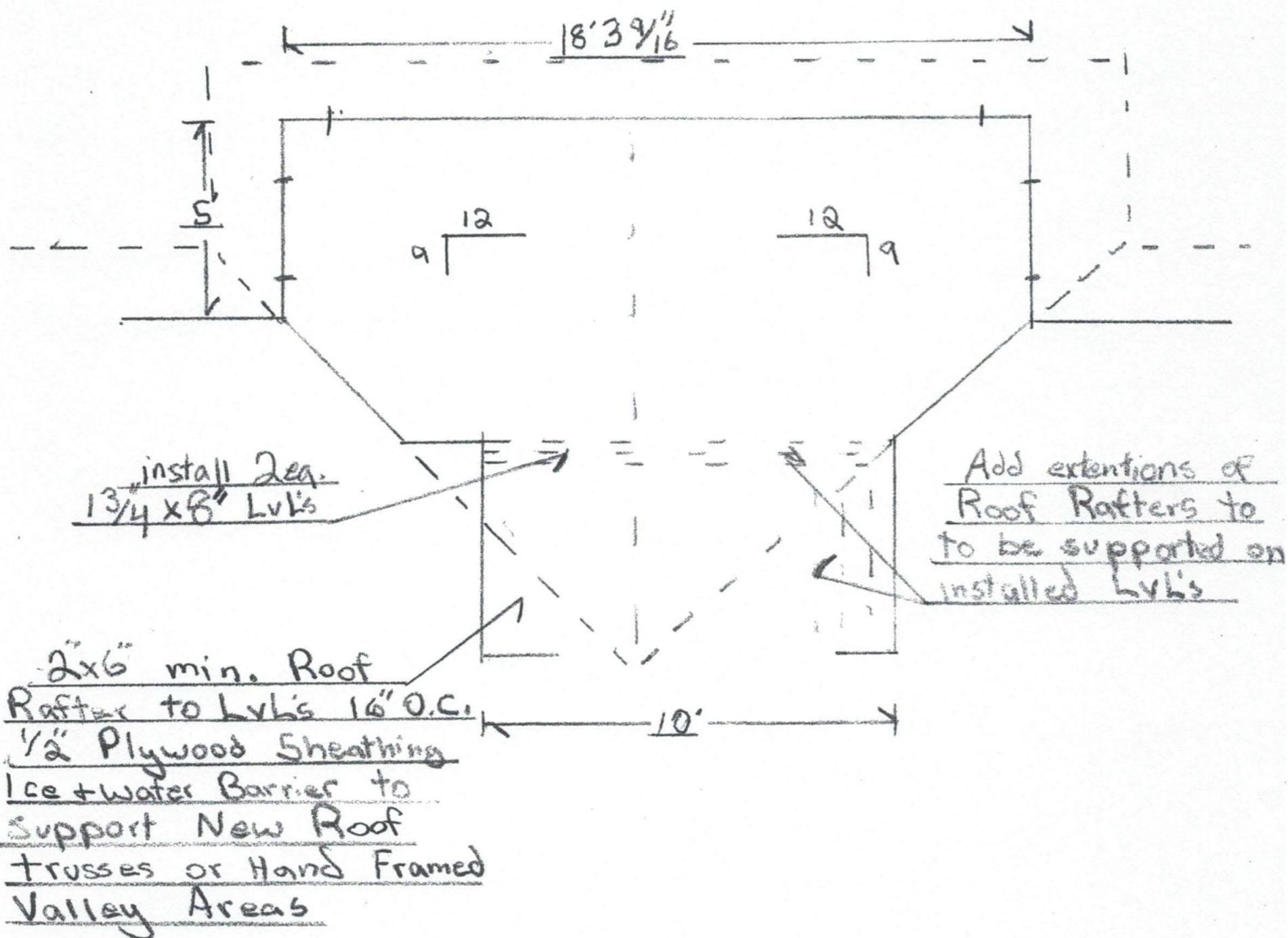
Side Views

Krants



Proposed 1st floor
Top View

Krants Job



Proposed 2nd Floor
top View

Krants Job



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 5, 2025	AGENDA ITEM: 6.b
TITLE: 1407 Holdridge Lane Fence Variance	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: 5/19/25	

BACKGROUND:

Applicants Adam Elg and Roger Miller, have submitted a development application requesting a front yard fence variance to extend an existing privacy fence along the rear of their property adjacent to Wayzata Boulevard. The applicants are requesting a 2' variance to the maximum height of the fence, allowing the construction of a 6' tall fence where 4' is the maximum height permitted. Additionally, the applicant is requesting a 25% variance to the opacity of the privacy fence to allow it to be 100% opaque where code allows a 75% opacity.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the requests in the application, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 1407 Holdridge Lane - Staff Report
2. 1407 Holdridge Lane - Existing Conditions Survey
3. 1407 Holdridge Ln - Applicant Submission



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

Project Name: Holdridge Fence Extension/Variance
Approval Request: Variance – Front Yard Fence Height and Opacity
Applicants: Adam Elg and Roger Miller
Addresses of Request: 1407 Holdridge Lane
Prepared by: Alex Sharpe, Community Development Director
“120 Day” Decision Deadline: June 19, 2025

Development Application Introduction

Applicants Adam Elg and Roger Miller, have submitted a development application requesting a front yard fence variance to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard.

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

Address	PID	Owner
1407 Holdridge Lane	0511722410001	ADAM G ELG & ROGER MILLER 1407 HOLDRIDGE LA WAYZATA MN 55391

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

Current Zoning:	R-1 Low Density Single Family
Comprehensive Plan Designation:	One (1) Acre Single Family
Overlay Districts:	N/A
Design District:	N/A

Project Location

The property is located south of Wayzata Boulevard and at the northwest end of Holdridge Lane.

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Variance – Front Yard Fence Height and Opacity (§918.01.E.2): The applicant is requesting a variance of 2 feet over the maximum height of 4 feet and a 25% increase in opacity over the allowed 75% maximum, for a total of 6 feet in height and 100% opacity for a fence in the front yard.

Public Hearing Notice

Notice of the public hearing on the application was published in the *Sun Sailor* on April 24, 2025. The public hearing notice was also mailed to all property owners and residents who rent located within 500 feet of the subject property on March 4, 2025.

Neighborhood Notification

The applicant mailed a letter with additional details about the application to residents within 500 feet of the subject property on April 10, 2025.

Public Comments

As of April 29, 2025, two public comments have been received in support of the applicant's proposal.

Existing Conditions

The lot currently has an existing six-foot fence (100% opaque/wood) on the northeast side of the house. That fence is 110 feet long but ends in the middle of the property line on the north side of the house. The house is situated on the south side of Wayzata Boulevard, which is also south of the existing commercial area/car dealerships on the north side of Wayzata Boulevard.

Proposed Conditions and Analysis of Application

The fence is proposed to be six feet tall, 100% solid, and 100 feet long. The proposed wooden fence will connect to the existing wooden fence on the property. In residential front yards (this lot has two front yards given its location on Holdridge Lane and Wayzata Boulevard), fences are required to be 4 feet tall or shorter and 75% solid or less.

The proposed fence does not fall under any City Code provisions requiring/enabling 6-foot tall, solid privacy fences. Therefore, the proposed fence is treated as a potential variance.

Analysis of Application

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

1407 Holdridge Lane

The existing privacy fence (in black) spans most of the length of the property line along Wayzata Blvd, ending a few feet from the west property line. The new fence (in red) is proposed to be installed generally parallel to the property line (in yellow dash).



Department Comments

Engineering Department:

- The Engineering Department has no comments on the application.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider whether a practical difficulty exists. When considering a practical difficulty, state statute and code utilize the following criteria:

1. Is the proposal consistent with the Comprehensive Plan?
2. Is the variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would the variance alter the essential character of the locality?
5. Economic considerations alone shall not constitute a practical difficulty.

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

Attachments

1. Existing Survey
2. Narrative
3. Proposed Site Plan
4. Existing Photos

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan – Residential Goals

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Variance Standards – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are in harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

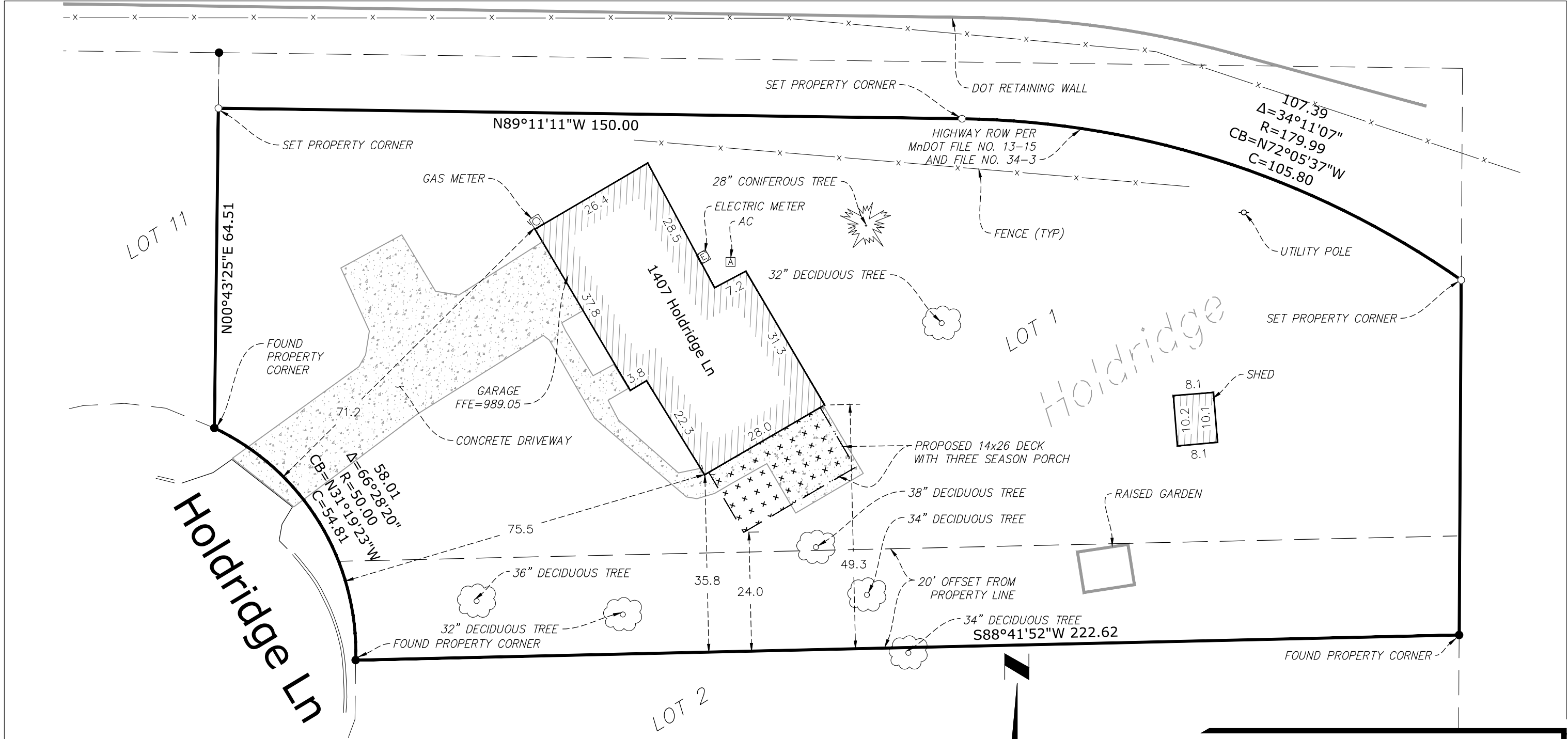
Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
 - a) In harmony with the general purposes and intent of this Ordinance; and

- b) Consistent with the Comprehensive Plan.
- 2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- 3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**
- 4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- 5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
- 6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- 7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- 8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Fencing and Screening – City Code Chapter 918

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



DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Holdridge Except Highway, Hennepin County, Minnesota

Survey Notes

1. Bearings are based on the Hennepin County Coordinate System.
2. Client Name: Adam Elg
3. Site Address: 1407 Holdridge Ln Wayzata
4. This survey is based on the legal description as provided by the Client
5. This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
6. Do not reconstruct property lines from building ties

MINNESOTA LAND SURVEYOR CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 10th day of May, 2022.

Kelly D Ness

Kelly D Ness

Minnesota License No. 45847



Linetype & Symbol Legend

- FOUND IRON MONUMENT
- SET IRON MONUMENT



5775 Wayzata Blvd #700
St Louis Park, MN 55416
info@skysurv.us

Certificate of Survey

Revision	
X	
X	
X	
X	
X	
X	
Project No.	
Drawn by	AJM
Checked by	KDN
Book/Page	X

Proposal for Fence Variance at 1407 Holdridge Ln, Wayzata

Rationale: Mitigate unique challenges of property and reduce negative impacts of location.

- Desire to block view of highway and large car dealerships.
- May provide some sound reduction.
- Will act as a snow fence to reduce drifting snow across driveway.
- Increased safety by reducing view of property from Wayzata Blvd and Hwy 12.

Fence Details:

- 6 feet tall and 100 feet in length.
- 100 percent opaque.
- Constructed of western cedar.
- Will match existing fence (6 feet tall and 110 feet long) on NE side of house.

Description:

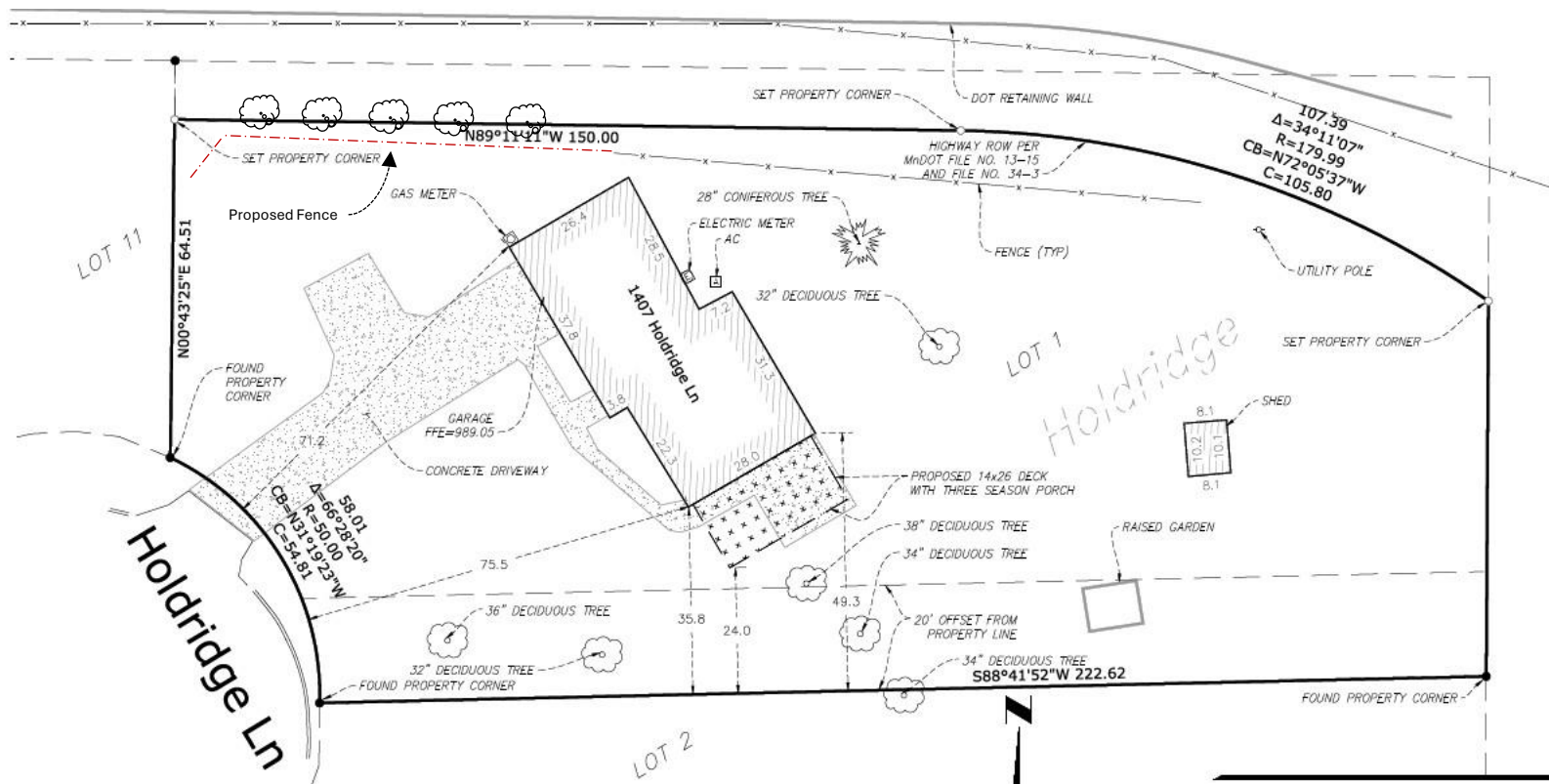
The fence will sit atop a 10 foot tall retaining wall along Wayzata Blvd and barely visible by passers by on the boulevard or Hwy 12 as it will be set back from the retaining wall by 20 feet and obstructed by trees and lilac bushes.

Thank you for your consideration!

Adam Elg & Roger Miller

Proposed Fence at 1407 Holdridge Ln.





DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Holdridge Except Highway, Hennepin County, Minnesota

Survey Notes

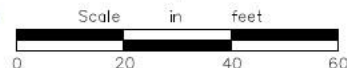
- Bearings are based on the Hennepin County Coordinate System.
- Client Name: Adam Elg
- Site Address: 1407 Holdridge Ln Wayzata
- This survey is based on the legal description as provided by the Client
- This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
- Do not reconstruct property lines from building ties

MINNESOTA LAND SURVEYOR CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 10th day of May, 2022.

Kelly D Ness
Kelly D Ness Minnesota License No. 45847



Linetype & Symbol Legend

- FOUND IRON MONUMENT
- SET IRON MONUMENT

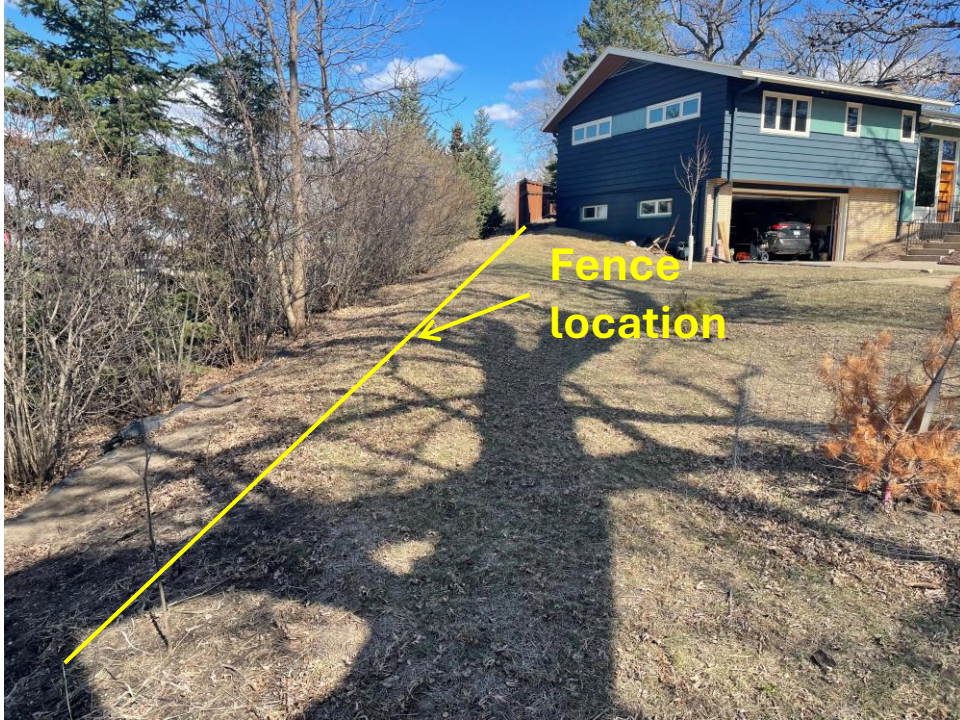
SKYSURV

5775 Wayzata Blvd #700
St Louis Park, MN 55416
info@skysurv.us

Certificate of
Survey

Drawn by	
Checked by	
Reviewed by	
Field Notes	







City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 5, 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: May 5, 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 Planning Commission meeting is scheduled for Monday, May 19 .

ACTION REQUESTED:

N/A

ATTACHMENTS:

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

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

City of Wayzata 2025 Meeting Calendar



January 2025						
S	M	T	W	Th	F	S
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February 2025						
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April 2025						
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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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October 2025						
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November 2025						
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23	24	25	26	27	28	29
30						

December 2025						
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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