



WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, May 19, 2025

6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approve PC Report and Recommendation for a Building Coverage and Impervious Surface Variance at 323 Waycliffe North
 - b. Approve PC Report and Recommendation for a Fence Variance at 1407 Holdridge Lane
5. **Old Business Items**
6. **Public Hearing Items**
 - a. 513 Ferndale Road West Setback Variances - **Withdrawn**
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:

City Council - May 20, 2025

Planning Commission - June 2, 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 19, 2025	AGENDA ITEM: 4.a
TITLE: Approve PC Report and Recommendation for a Building Coverage and Impervious Surface Variance at 323 Waycliffe North	
PREPARED BY: Lori Johnson	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: June 8, 2025 August 7, 2025 (120 day)	

BACKGROUND:

The applicant, Satin Touch Inc., on behalf of the property owners 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 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% (35% allowed) and an impervious surface coverage of 52.1% (45 percent allowed). The Planning Commission considered the application at their May 5, 2025 meeting and recommended approval of the building coverage and impervious surface coverage variances.

The Planning Commission was concerned with the size difference between the existing deck/patio and the new proposed addition. The applicant has confirmed that the existing patio/deck is 30 feet one inch from the property line. The proposed addition is 27 feet 3 inches from the property line. Thus, the new addition will be approximately 3 feet closer to the property line than the existing deck/patio.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft PC Report and Recommendation - 323 Waycliffe Impervious Surface and Lot Coverage Variance

WAYZATA PLANNING COMMISSION**May 19, 2025****REPORT AND RECOMMENDATION OF APPROVAL
OF LOT COVERAGE AND IMPERVIOUS SURFACE AREA VARIANCES
AT 323 WAYCLIFFE NORTH****SUMMARY OF RECOMMENDATION**

1. Approval* of Variance from Lot Coverage Limit
2. Approval* of Variance from Impervious Surface Area Limit

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** Satin Touch, Inc., representing property owner Elva Krantz and Don Krantz (collectively, the “Applicant”), have submitted a development application (the “Application”) requesting lot coverage and impervious surface area variances as part of a project to enclose and expand a patio in the rear yard (the “Project”) of the Applicant’s property at 323 Waycliffe North, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following variance:
 - A. **Variance for Lot Coverage** (Sec. 958.07.A): A variance of 3.5% over the maximum lot coverage area of 35% permitted in the zoning district, for a total lot coverage area of 38.5% (the “Lot Coverage Variance”).
 - B. **Variance for Impervious Surface** (Sec. 958.07.B): A variance of 7.1% over the maximum impervious surface area of 45% permitted in the zoning district, for a total impervious surface area of 52.1% (the “Impervious Surface Variance”).
- 1.3 **Property.** The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

323 Waycliffe North	05-117-22-21-0056	Elva Marie Krantz
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1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-4 Medium Density Multiple Family District
Comp Plan:	Medium Density Residential
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

- 1.5 Notices and Public Hearing. In accordance with City Neighborhood Notification policy, the Applicant sent a letter on the Application to all residents located within 500 feet of the Property on April 29, 2025. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 24, 2025 and mailed to all property owners and residents who rent that are located within 500 feet of the Property on April 23, 2025. A public hearing on the Application was held at the May 5, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 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. The Lot Coverage and Impervious Surface Variances requested are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan. The following conditions are met for the Lot Coverage and Impervious Surface Variances (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface area standard for the Property due to its relation to the existing neighborhood and original development, and the layout and orientation of the Property to neighboring properties and the adjacent pond.
 - B. The Applicant's Project and the Variances requested are reasonable in that size, scope and impact of the patio expansion are unlikely to affect any surrounding property, and the Project will improve stormwater management on the Property.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant, as noted above.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, the Project would be a minimal expansion of existing conditions and is entirely in the rear yard of the Property, with little visual impact to surrounding properties.
 - E. The practical difficulties necessitating the Variances are not solely economic in nature.
 - F. The uses associated with the Project and the Variances are permitted within the Zoning District.
 - G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Lot Coverage and Impervious Surface Variances, subject to the following conditions:
- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
 - B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
 - C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of May 2025.

Attachment A
Legal Description of Property

Lot 3, Block 3, Waycliffe 2nd Addition

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 19, 2025	AGENDA ITEM: 4.b
TITLE: Approve PC Report and Recommendation for a Fence Variance at 1407 Holdridge Lane	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: July 18, 2025 (120 day)	

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 side/rear of their property adjacent to Wayzata Boulevard. The fence is proposed to extend into the front yard at 6 feet tall with 100% opacity where code allows a fence at 75% opacity and a maximum height of a fence at 4 feet. The Planning Commission review this item at the public hearing on May 5, 2025 and unanimously recommended approval.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft PC Report and Recommendation - 1407 Holdridge Lane Fence Variance

WAYZATA PLANNING COMMISSION**May 19, 2025****REPORT AND RECOMMENDATION OF APPROVAL OF FENCE VARIANCE
AT 1407 HOLDRIDGE LANE**

SUMMARY OF RECOMMENDATION

1. Approval* of Fence Height and Opacity Variance

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 Project. Applicant and property owners Adam Elg and Roger Miller (collectively, “Applicant”) have submitted an application (the “Application”) requesting a front yard fence variance for height and opacity to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard at 1407 Holdridge Lane, legally described on Attachment A (the “Property”).
- 1.2 Application Request. The Applicant is requesting approval of the following variance:
- A. Front Yard Fence Variance for Height and Opacity (Sec. 918.01.E.2): A variance of 2 feet over the maximum allowed height of 4 feet, and a 25% increase in opacity over the maximum allowed 75%, for a new fence in the front yard that is 6 feet high with 100% opacity (the “Front Yard Fence Variance”).
- 1.3 Property. The street addresses, property identification numbers, and owners of the Property are as follows, and the legal description of the Property is attached.

Address	PID	Owner/s
1407 Holdridge Lane	0511722410001	Adam G Elg & Roger Miller

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

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

- 1.5 Notices and Public Hearing. In accordance with City Neighborhood Notification policy, the Applicant sent a letter on the Application to all residents located within 500 feet of the Property on April 10, 2025. Notice of the public hearing on the Application was published in the *Sun Sailor* on April 24, 2025 and mailed to all property owners and residents who rent that are located within 500 feet of the Property on March 4, 2025. A public hearing on the Application was held at the May 5, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 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. The Front Yard Fence Variance requested (the "Variance") is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. The following conditions are met for the Variance:
 - A. The Applicant has established that there are practical difficulties in complying with the applicable front yard fence standards for the Property.
 - B. The Variance requested is reasonable in that the proposed extension of an existing fence at the same height and opacity is unlikely to negatively affect any surrounding property, and will provide needed visual screening and sound damping from the busy adjacent highway and large auto dealership across the highway, as well as reduce the impact of high winds.
 - C. The Variance is due to circumstances related to the unique conditions of the Property that abuts the highway and its proximity to the auto dealership across the highway, and are not created by the Applicant.
 - D. The Variance would not alter the essential character of the locality in that, as noted above, the Variance will allow for the natural extension of an existing fence at the same height and opacity, and will be constructed with materials and design that fit the home on the Property.
 - E. The practical difficulties necessitating the Variance are not solely economic in nature.
 - F. The uses associated with the Variance are permitted within the Zoning District.
 - G. The Applicant has provided the reasons that the Variance is justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Front Yard Fence Variance, subject to the following conditions:
- A. The Applicant must secure all necessary building permits for construction and follow all laws and regulations applicable to the fence project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
 - B. The Applicant must build and complete the fence in conformance, in all material respects, with the plans depicted in the Application.
 - C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of May 2025.

Attachment A
Legal Description of Property

Lot 1, Holdridge, Hennepin County, Minnesota. Torrens Property.

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 19, 2025	AGENDA ITEM: 6.a
TITLE: 513 Ferndale Road West Setback Variances - Withdrawn	
PREPARED BY: Lori Johnson	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: June 6, 2025 August 20, 2025 (120 day)	

BACKGROUND:

Property Owner, Dick Braun, had submitted a development application requesting setback variances to facilitate a second story addition to their home. On May 15, 2025, the applicant submitted written notice that they are withdrawing their development application. Since this development application has been notified as a public hearing, staff is leaving the item on the agenda to notify the public that the application has been withdrawn.

ACTION REQUESTED:

No action required.

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 19, 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 19, 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, June 2.

ACTION REQUESTED:

N/A

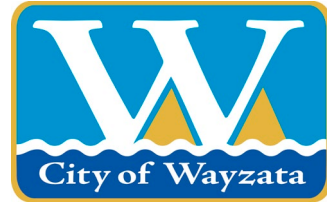
ATTACHMENTS:

1. 2025 Planning Commission Liaison List - updated February 2025
2. 2025 Wayzata Meeting 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						
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May 2025						
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June 2025						
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July 2025						
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August 2025						
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September 2025						
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October 2025						
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November 2025						
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December 2025						
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Energy & Environment 5:30 PM

Planning Commission - 6:30 PM

City Council - 7:00 PM
Local Board of Appeal & Equalization - April 17th

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

Election

Precinct Caucuses - no statewide caucus in 2025

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

Revised
4/25/2025