

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, June 16, 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. Approve Planning Commission Report and Recommendation for 1022 and 1042 Wayzata Boulevard East (Lamborghini) - PUD Concept Plan
5. **Old Business Items**
6. **Public Hearing Items**
 - a. Chapter 936 - Tree Preservation Ordinance - Golf Courses
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:
City Council - June 17, 2025
Planning Commission - July 7, 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: June 16, 2025	AGENDA ITEM: 4.a
TITLE: Approve Planning Commission Report and Recommendation for 1022 and 1042 Wayzata Boulevard East (Lamborghini) - PUD Concept Plan	
PREPARED BY: Haily Hedblom, Planner, Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: May 31, 2025 120 Day Extension to July 30, 2025	

BACKGROUND:

The applicant, Walser Real Estate, has submitted a development application requesting approval of a Planned Unit Development (PUD) Concept Plan to combine the two lots at 1022 and 1042 Wayzata Boulevard East and to construct a new building for an automobile dealership and to modify the existing building at 1042 Wayzata Boulevard East. City Code Section 916.03.D. limits only one principal building per lot except for PUD. The Planning Commission considered the application at the June 9, 2025 meeting and recommended approval of the PUD Concept Plan.

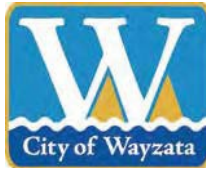
At the Planning Commission meeting of June 9, Commissioners sought additional information about the ability for this site to utilize parking on the adjacent Huntington Ave S right-of-way (ROW). Staff has researched the 1984 development agreement that allowed parking within the public ROW and found that the parking spaces on Huntington Ave S are public and can be utilized for any public parking need. Adjacent public parking cannot be utilized to offset the parking requirements for the site, so a variance would be required to proceed with the current development proposal.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. PC Report Walser Lamborghini PUD Concept Approval (Draft)



WAYZATA PLANNING COMMISSION

June 16, 2025

**REPORT AND RECOMMENDATION OF APPROVAL
OF PUD CONCEPT PLAN AT 1022 AND 1042 WAYZATA BOULEVARD E**

DRAFT

SUMMARY OF RECOMMENDATION

1. Approval of Planned Unit Development (PUD) Concept Plan
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REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Applicant and Property owner Walser Real Estate, LLC (the “Applicant”) has submitted a development application (the “Application”) for the property at 1022 and 1042 Wayzata Boulevard E (together, the “Property”) requesting approval of a PUD Concept Plan to construct a new building for an automobile dealership, and to modify the existing building at 1042 Wayzata Boulevard E (the “Project”). The Project would require several stages of City review and other approvals (as noted in the Staff Report), and the Application represents the first stage.
- 1.2 Application Request. The Application requests approval of a PUD concept plan for the two lots that comprise the Property that would include (1) a new building for a high-end Lamborghini dealership, featuring a showroom, service bays, customer lounges, and office spaces, with surface and underground parking for customers and employees; and (2) a modified building on the 1042 Wayzata Boulevard lot for the dry cleaning business currently operating on site (the “PUD Concept Plan”).
- 1.3 Property. The street address, property identification numbers and owner of the two parcels that comprise the Property are:

Address	PID	Owner
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1022 Wayzata Boulevard E	06-117-22-41-0225	Walser Real Estate, LLC
1042 Wayzata Boulevard E	06-117-22-41-0019	Walser Real Estate, LLC

- 1.4 Land Use. The Property is currently zoned C-3 Service District and guided Mixed Use Commercial/Residential under the 2040 Wayzata Comprehensive Plan. The Property falls within the Wayzata Boulevard Design District.
- 1.5 Neighborhood Meeting; Notice and Public Hearing. A neighborhood meeting on the Application was held on June 2, 2025 in accordance with City policy. Notice of a public hearing on the Application was published in the *Sun Sailor* on May 29, 2025. A copy of the notice was mailed to all property owners located with 500 feet of the Property on May 27, 2025. The public hearing on the Application was held at the June 16, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 Planned Unit Developments (PUDs).

- 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. Non-Residential PUD Standards. Section 933.04 sets forth minimum 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.
- D. PUD Procedure.
 1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 933.05.B.
 2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 933.05.C.

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 and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 PUD. The PUD proposed under the PUD Concept Plan ("Proposed PUD") would meet the standards of the PUD Ordinance, provided all additional approvals required are granted.
 - A. Intent and Purpose of PUDs. The Proposed PUD would represent:
 1. Innovations in development to through development of a challenging commercial lot on Wayzata Boulevard that would (i) provide a greater variety in type, design, and placement of structures; and (ii) conserve and make more efficient use of land.

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 buildings successfully integrates into the location and the challenges of the Property that borders a major roadway, adjacent commercial properties, and a residential neighborhood; and (ii) the design, style and massing of the proposed buildings would successfully reflect a high-quality commercial development, typical of the area.
3. More convenience in location and design of development, given its proximity to Wayzata Boulevard.
4. The preservation and enhancement of desirable site characteristics, including new and updated smaller scale commercial buildings, and updated site and stormwater treatment that will help in the prevention of soil erosion.
5. A creative use of land and related physical development which will provide a phased and orderly development and use pattern along Wayzata Boulevard and the adjacent residential neighborhood.
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, as noted elsewhere in this Report.
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. Common open space sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and provisions to assure the continued operation and maintenance of such, must be addressed in the General Plan for the Proposed PUD.
 6. Operating and Maintenance Requirements. The General Plan for the Proposed PUD must 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. Any staging of the open space of the Proposed PUD should be addressed in the General Plan for the Proposed PUD.
 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 be evaluated to ensure conformance to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
 12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan that must be approved by the City Council.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD site would comply with the previous zoning district if the Property is rezoned to PUD District except for the setbacks associated with parking standards as noted elsewhere in this Report.
 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. Non-Residential PUD Standards. Unless modified in the General Plan, the Proposed PUD would require the approval of at least four variances as noted

in the Staff Report, including three variances to meet the parking standards for non-residential PUD projects.

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 PUD Concept Plan.

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

Attachments:

Attachment A: Legal Description of Property

Attachment A
Information and Legal Description of Property

1022 Wayzata Boulevard:

That part of Lot 1, Block 1, Wayzata Boulevard Retail, Hennepin County, Minnesota, embraced within the following described land: That part of Block 45, "Minnetonka Arlington Heights", described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence South along the East line of said Government Lot 4, a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 168 feet; thence South parallel to the East line of said Government Lot 4, a distance of 150 feet to the actual point of beginning; thence South 0 degrees 32 minutes West a distance of 30.72 feet; thence South parallel to the East line of said Government Lot 4, a distance of 4.28 feet; thence South 88 degrees 08 minutes West a distance of 124.7 feet, more or less, to the West line of said Block 45; thence North along the West line of said Block 45 a distance of 35 feet to an intersection with a line bearing South 88 degrees 08 minutes West from the actual point of beginning, thence North 88 degrees 08 minutes East to the actual point of beginning.

1042 Wayzata Boulevard:

That part of Block 45, "Minnetonka Arlington Heights", Hennepin County, Minnesota, described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence south along the East line of said Government Lot 4 a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 83 feet, along a line hereinafter referred to as line "A" to the actual point of beginning; thence continuing South 89 degrees 45 minutes West, a distance of 85 feet; thence South parallel to the East line of said Government Lot 4 a distance of 126.72 feet; thence Easterly to a point in the East line of said Block 45 distant 124 feet South of its intersection with the aforementioned line "A"; thence North along the East line of said Block 45 a distance of 74 feet; thence Northwesterly a distance of 70.56 feet more or less to the actual point of beginning.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 16, 2025	AGENDA ITEM: 6.a
TITLE: Chapter 936 - Tree Preservation Ordinance - Golf Courses	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director, Mike Kelly, City Engineer/Director of Public Works	
60 DAY DEADLINE: N/A	

BACKGROUND:

At the May 20, 2025 City Council Workshop, the Council discussed the potential amendment to the Tree Preservation Ordinance. Woodhill Country Club has approached staff regarding a significant golf course improvement planned to begin in 2025. Part of these improvements are proposed to remove several trees on site which are subject to the Tree Preservation Ordinance. The current plans relayed to staff propose removal of 10% of the Significant trees on the site and 10 Heritage trees

Representatives from Woodhill presented to the Council and shared that being subject to the ordinance would be burdensome for a site of this acreage, number of trees, and the property being located in two city jurisdictions. The representatives presented that the ordinance, as written, is overly burdensome for a golf course. The representative, Brian Edmiston, sought exception or relief from the current ordinance provisions. Woodhill County Club has noted their long-term stewardship of the land and their intentional plans for the site.

City Council discussed how golf courses are a unique land use within the City and noted that the current tree preservation ordinance could include unintended effects for these significant acreages, particularly those that are heavily wooded. Council stated that they would like staff to begin drafting an ordinance which would exempt golf courses from the Tree Preservation Ordinance and to expedite this request due to the timeline presented by Woodhill County Club.

Staff prepared a draft ordinance, which is attached to this report. A summary of the draft ordinance is below:

- The ordinance provides the ability for a property utilized as a golf course two potential exceptions.
 1. The applicant/owner may present a tree management plan to be approved by the City Forester that is consistent with the goals and intentions of the City's Tree Preservation Ordinance.
 2. The applicant/owner may seek an exemption from the ordinance by the City Council.
- Either exemption expires upon the change of property ownership or a change in use.

Staff sought to include an administrative exemption for golf courses by submitting a tree management plan to create multiple paths for an applicant.

ACTION REQUESTED:

After considering the items outlined in this Staff Report, holding the public hearing on the application, and discussing the proposed ordinance amendment, the Planning Commission should take one of the following actions:

1. Approve the draft Planning Commission Report and Recommendation included in the packet.

2. Approve the draft Planning Commission Report and Recommendation with any minor modifications to the Report and/or Ordinance, specifying those things in the motion.
3. Direct staff to prepare a revised Report and Recommendations for review and adoption at the next Commission meeting if the Commission wishes to significantly modify the Report and/or Ordinance.

ATTACHMENTS:

1. City Council Agenda Report May 20, 2025
2. PC Report - ZO Amendment to Tree Preservation ORD for Golf Courses (Draft)



City Council Workshop City Council Agenda Report

MEETING DATE: May 20, 2025	WORKSHOP AGENDA ITEM: 3
TITLE: Discussion of Request to Amend Chapter 936 Tree Preservation Code Relating to Exceptions for Golf Courses and Other Uses (6:15-6:30 p.m.)	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: Not Applicable	

DISCUSSION OBJECTIVE:

To discuss and consider prioritizing draft amendments to the Tree Preservation Ordinance (TPO) relating to exceptional considerations for golf courses and other institutional type uses.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character & Safety

The City strives to preserve its natural amenities like the tree canopy through the TPO but also realizes the balance needed to allow appropriate freedom and use of long-standing and non-development related properties.

BACKGROUND:

In 2024, Woodhill Country Club, whose property lies within both the cities of Wayzata and Orono, approached City staff about a significant and phased golf course improvement project they plan to commence in the near future.

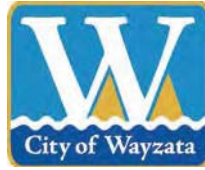
Woodhill is planning on significant tree removal and while City staff has worked with them on a tree removal plan in order to try and be as flexible as possible within the parameters of the ordinance, officials from Woodhill have indicated that the ordinance is overly burdensome for properties that are not typical commercial or residential developments.

The current version of the TPO (Chapter 936) was adopted in 2022 and amended in 2024. Earlier this year, the Council approved a contract with Davey Resource Group to develop a more detailed tree management plan, which involves a survey of 52 stakeholders and review of the City's tree-related codes, programs, and policies. The consultant will identify areas for improvement, with special attention given to the TPO and its effect on the management of golf course properties. It is expected that this work will be completed this fall.

Staff will provide a little more context at the meeting, answer questions, and allow members of Woodhill a brief period of time to explain their concerns for future consideration of a code exemption.

ATTACHMENTS:

None



WAYZATA PLANNING COMMISSION

June 16, 2025

REPORT AND RECOMMENDATION OF APPROVAL OF AMENDMENT TO CHAPTER 936 (TREE PRESERVATION) OF THE ZONING ORDINANCE RELATED TO TREES ON GOLF COURSES

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Zoning Ordinance Amendment to provide new Tree Preservation Ordinance standards for golf courses

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Zoning Ordinance Amendment (text). City staff, at the direction of City Council, has drafted an amendment to Chapter 936 (Tree Preservation) of the Zoning Ordinance (Part IX of City Code) to provide review and approval alternatives for tree management on golf courses. A copy of the amendment is attached to this Report as Attachment A (the “Zoning Ordinance Amendment”).
- 1.2 Notice and Public Hearing. Notice of the public hearing on the Zoning Ordinance Amendment was published in the *Sun Sailor* on June 5, 2025 and on the City’s website. The public hearing on the Zoning Ordinance Amendment was held at the June 16, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendment. City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance (Text or Zoning Map). In considering a proposed amendment to the Zoning Ordinance

under Sec. 903.02.F of the Zoning Ordinance, 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.

Section 3. FINDINGS OF FACT

Based on the materials submitted by City Staff, the Staff report on the City Council's workshop and direction, 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 Zoning Ordinance Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the proposed Zoning Ordinance Amendment would not have any adverse effects, and would instead allow golf courses to reasonably and cost-effectively manage the large number of trees that are a part of golf courses, while maintaining the purpose and intent of the City's Tree Preservation Ordinance. 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 help golf courses to reasonably and cost-effectively manage the large number of trees that are a part of golf courses.

- B. The Zoning Ordinance Amendment would conform with the present and future land uses within the City, and help preserve and maintain the City's golf courses.
- C. The Zoning Ordinance Amendment would conform with all performance standards contained in the Zoning Ordinance, and allow golf courses to reasonably and cost-effectively manage the large number of trees that are a part of golf courses.
- D. The Zoning Ordinance Amendment would not have a negative effect on any areas of the City.
- E. The Zoning Ordinance Amendment would not have any known effect on property values in the City.
- F. There would be no additional traffic generation by Zoning Ordinance Amendment.
- 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.

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 Zoning Ordinance Amendment.

Adopted by the Wayzata Planning Commission this 16th day of June 2025.

Attachments:

Attachment A: Zoning Ordinance Amendment

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA
ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 936 (TREE PRESERVATION)
OF THE WAYZATA ZONING ORDINANCE (PART IX OF CITY CODE)
RELATED TO TREES ON GOLF COURSES**

WHEREAS, City staff has drafted an amendment to the Tree Preservation provisions of the Zoning Ordinance to provide review and approval alternatives for golf courses (the “Zoning Ordinance Amendment”);

WHEREAS, the Planning Commission reviewed the Zoning Ordinance Amendment, and recommended its approval and adoption as detailed in the Report and Recommendation of the Planning Commission, dated June, 16 2025; and

WHEREAS, City Council concurs with and hereby adopts the findings and recommendation of the Report and Recommendation of the Planning Commission on the Zoning Ordinance Amendment.

NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment to Chapter 936 (Tree Preservation).

A. Section 936.03 of Chapter 936 of the Wayzata City Code is hereby amended to read in its entirety as follows (~~struck text deleted~~; underlined text added):

936.03. Establishment of Tree Preservation Zone.

A Tree Preservation Zone is hereby established in order to aid in the stabilization of soil by the prevention of erosion and sedimentation; reduce stormwater runoff and the costs associated therewith and replenish ground water supplies; aid in the removal of carbon dioxide and generation of oxygen in the atmosphere; provide a buffer and screen against noise pollution; provide shade and the significant environmental benefit of counteracting the so-called "heat-island" effect; provide protection against severe weather; aid in the control of drainage and restoration of denuded soil subsequent to construction or grading; protect and increase property values; conserve and enhance the City's physical and aesthetic environment; provide a haven for animals and flora to thrive; and generally protect and enhance the quality of life and the general welfare of the City.

The Tree Preservation Zone shall be applied to and superimposed upon all property within the City of Wayzata. The regulations and requirements imposed within the Tree Preservation Zone shall be in addition to the zoning districts within the existing and amended text and map of the Wayzata Zoning Ordinance, and the Floodplain, Shoreland, and Wetland regulations and requirements. In cases where

there is a conflict between regulations applicable within such zones, the more restrictive requirements shall apply.

The owner of property upon which a golf course is operated may seek, and Council may grant, an exemption for such property from the rules and regulations of this Chapter. Council may impose any condition on such exemption that it considers necessary to protect the public health, safety and welfare.

B. Section 936.06.D of Chapter 936 of the Wayzata City Code is hereby amended to read in its entirety as follows (~~struck~~ text deleted; underlined text added):

936.06.D. Trees Exempt From Replacement Requirements. The following types of trees shall not be included as part of the tally of tree removals for purposes of calculating replacement in accordance with the standards within Section 936.09:

1. Dead, Diseased, Dying, or Hazard Trees as determined by the City Forester prior to removal; or
2. Trees that are transplanted from the site to another appropriate location within the City as approved by the City Forester; or
3. Trees that were planted as part of a commercial business such as a tree farm or nursery; or
4. Trees that are structurally unstable and pose a risk to people or permanent structures, as deemed by a certified arborist with a Tree Risk Assessment Qualification and the City Forester.
5. Significant trees that are not part of any project not listed in Sections 936.06 A or 936.06 B.
6. Tree species listed as invasive in the City of Wayzata's Tree Management Plan.

7. Trees on golf courses that are removed pursuant to a Tree Preservation Plan approved by the City Forester under Section 936.07.

Section 2. Effective Date. This Ordinance will become effective upon passage and publication.

Adopted by the City Council this ____ day of _____, 2025.

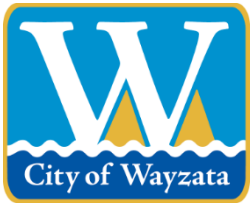
Andrew Mullin
Mayor

ATTEST:

Jeffrey Dahl
City Manager

First Reading:
Second Reading:
Publication:

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: June 16, 2025	AGENDA ITEM: 7.a
TITLE: Review of Development Activities	
PREPARED BY: Haily Hedblom, Planner	
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: June 16, 2025	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Haily Hedblom, Planner	
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, July 7.

ACTION REQUESTED:

N/A

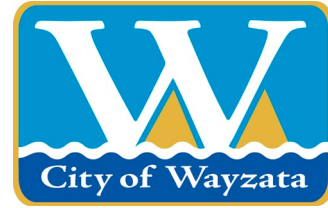
ATTACHMENTS:

1. 2025 Planning Commission Liaison List - updated February 2025
2. Wayzata calendar 2025 revised 05.27.2025

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
			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
						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	

March 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					

April 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			

May 2025						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
S	M	T	W	Th	F	S
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					

July 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 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						

September 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				

October 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	

November 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						

December 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- Energy & Environment 5:30 PM
 - Planning Commission - 6:30 PM
 - City Council - 7:00 PM
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
5/27/2025