

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, September 22, 2025

6:30 PM



HYBRID MEETING INFORMATION

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[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).

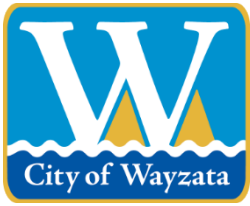
1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approve Meeting Minutes from September 8, 2025
 - b. Approve Planning Commission Report and Recommendation of Denial for Conditional Use Permits at 701 Central Ave N
5. **Old Business Items**
6. **Public Hearing Items**
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:

City Council - September 23, 2025

Planning Commission - October 6, 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: September 22, 2025	AGENDA ITEM: 4.a
TITLE: Approve Meeting Minutes from September 8, 2025	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Mike Kelly, Interim City Manager	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes from September 8, 2025.

ATTACHMENTS:

1. PC Minutes from 09.08.2025 (draft)

**WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
SEPTEMBER 8, 2025**

AGENDA ITEM 1. Call to Order

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

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

AGENDA ITEM 2. Roll Call

Chair Cameron asked Community Development Director Sharpe to take roll call.

Present at roll call were Commissioners: Elg, Cameron, VanLoy, and Ankeny. Community Development Director Alex Sharpe and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Plantan, Schwalbe, and Severson.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Elg made a motion, seconded by Commissioner Ankeny, to approve the September 8, 2025, agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Adopt the August 18, 2025 Planning Commission Meeting Minutes
- b.) Adopt Planning Commission Report and Recommendation for Approval of Shoreland Setback Variance at 547 Harrington Road
- c.) Recommend Approval of Preliminary Single-Family House Plans for 1400 Holdridge Lane

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

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

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

1 The motion carried unanimously.

2
3 **AGENDA ITEM 5. Old Business Items**

4
5 **AGENDA ITEM 6. Public Hearing Items**

6
7 **a) Consider Development Application for Two Conditional Use Permits (CUP) for**
8 **Xcel Energy at 701 Central Avenue N.**
9

10 Community Development Director Sharpe gave an overview of the request for two CUPs for Xcel
11 Energy related to the installation of a new 123-foot monopole communication device at Xcel's
12 Gleason Lake Substation at 701 Central Avenue North. He reviewed the project location,
13 surrounding neighborhood, guidance, land use, and zoning for the parcel, photographs, and
14 description of the existing conditions of the site, site plans, reasons that the CUPs were required
15 with this application, proposed structure height details, and coverage area with the proposed pole
16 height. He noted that the City did receive some public comments in advance on this application
17 and that they had been placed on the dais for the Commission and had been included in the official
18 public record. He stated that those comments either expressed significant concern about the
19 monopole or supported denial of the application.
20

21 At the conclusion of Mr. Sharpe's presentation, Chair Cameron asked if the Commission had any
22 questions for Staff. There being no questions, Chair Cameron invited the applicant to address the
23 Commission.
24

25 George Wojcicki, Xcel's representative, 414 Nicollet Avenue, Minneapolis, introduced a few of
26 his colleagues who were also present, including: Michelle Swanson, Community Relations
27 Manager for this portion of the metro area; Joe Zanotti, Project Manager for the PLTE project; and
28 Wendell Rymer, Program Director for the entire PLTE program. Mr. Wojcicki outlined the
29 differences between the current application and Xcel's previous application, and explained that
30 after the feedback they received from the City, they went back and re-engineered things for a
31 slightly smaller monopole that would still fully cover the west metro area. He gave a brief
32 presentation explaining their desire to build a 123-foot-tall monopole to propagate a private, long-
33 term evolution network (PLTE) that will take communications from their smart meters across the
34 State and move them from the public cellular spectrum onto a separate frequency that Xcel has
35 leased for the next 30 years. He shared some background information on PLTE systems, how they
36 can be utilized, and described what he felt would be the benefits for the Wayzata area customers.
37 He briefly reviewed responses from Xcel to the questions raised at the public hearing for their
38 previous application and explained that depictions of the coverage maps with and without the use
39 of the proposed monopole. He displayed photo simulations of what this type of monopole would
40 look like from various vantage points throughout the surrounding area.
41

42 At the conclusion of Mr. Wojcicki presentation, Chair Cameron asked if the Commission had any
43 questions for the Applicant.
44

45 Commissioner VanLoy referenced the depiction of the coverage map that showed locations of
46 other monopoles in the system, and asked if the rest of these had already been built.

1
2 Mr. Wojcicki answered that a number of them were already built, and reviewed which ones were
3 in place and which ones were in the building permit process in other areas.
4

5 Commissioner VanLoy stated that one of his questions is related to the height because it is
6 significantly more than R-3 allows, and also more than the 100-foot pole that was currently there.
7 He asked if the impact had been modeled, if the other ones that haven't been built were taller in
8 order to be able to have better coverage with a shorter pole at Gleason.
9

10 Mr. Wojcicki stated that the general recommendation from their engineers has been 140 feet and
11 noted that they do take into account the foliage and elevation of the sites around it.
12

13 Joe Zanotti, another representative of Xcel Energy, stated that as far as the height goes, they found
14 that 140 feet was desirable for this network and noted that in this scenario, they were able to take
15 the pole down to 123 feet because some of the other poles were approved at 140 feet, so they could
16 adjust their antennas to bleed into some of the Wayzata area.
17

18 Commissioner Ankeny noted that all the others had been approved, and it appeared that only the
19 Gleason Lake would be located in a residential area. She asked if she was correct in saying that
20 all the other locations approved were located in non-residential areas.
21

22 Mr. Wojcicki stated that the Wyoming location was not part of this same network, but it was
23 approved for a residential area and noted that it had a similar characteristic to the Gleason Lake
24 neighborhood.
25

26 Commissioner Ankeny referenced the photo simulations of what the pole would look like in
27 various locations. She asked if the basket shown at the top of the pole had to be included.
28

29 Mr. Wojcicki stated that the basket is the antennas that propagate the network and explained that
30 without it, it would just be a taller lightning rod.
31

32 Commissioner VanLoy asked how big it is and how likely it would be that, over time, that would
33 change.
34

35 Mr. Zanotti explained that the platform the Commission was referring to was about 12 feet long
36 on each side of the triangular array. He noted that they would only have one antenna on each side,
37 where most cell towers have multiple antennas located on each side, and explained that what they
38 are planning would be a much smaller form factor.
39

40 Commissioner VanLoy stated that with their last application, they had a picture that showed what
41 the coverage area looked like at 100 feet and what it looked like at 140 feet. He stated that he
42 understood they were asking for 123 feet for the monopole, but asked what would happen if it
43 were 100 feet instead.
44

45 Mr. Wojcicki stated that as the height increases or decreases, the network coverage would
46 significantly change. He reiterated that their ideal height was 140, but they found that 123 feet

1 was the minimum height they could have to adequately fill in the gaps in the network. He
2 explained that if they went shorter than that height, they would have to build more poles in other
3 locations and noted that with only a 100-foot pole, there would be service gaps in the Wayzata
4 area.

5
6 Commissioner Ankeny asked if Xcel had looked at other options if Wayzata chose to keep their
7 pole height at 100 feet, and they looked at one in Minnetonka at 100 feet.

8
9 Mr. Zanotti stated that, based on the studies done by their architect, they have found that 100 feet
10 just doesn't work in the area. He explained that at that point, they would have to eliminate the
11 location and go outside the area to try to find another location. He stated that they have not found
12 anything in the area that would be adequate.

13
14 Chair Cameron asked how high the pole in Eden Prairie is.

15
16 Mr. Wojcicki stated that the Eden Prairie pole was 140 feet.

17
18 A man spoke from the audience and stated that it was 160 feet.

19
20 Mr. Wojcicki acknowledged that the Eden Prairie pole was 160 feet high.

21
22 Chair Camerson stated that you can see the pole when you head down 494 because it's big and
23 sticks out, which would be one of his concerns, even at 123 feet in height in the City. He stated
24 that his other comment would be that Mr. Wojcicki had stated that they didn't have room at Parkers
25 Lake, but he pulled up the property information. He explained that the Gleason Lake site was 2.14
26 acres, and at Parkers Lake, they had 13.36 acres, and he finds it hard to believe that they could not
27 find room at Parkers Lake.

28
29 Mr. Wojcicki stated that within their substations, it isn't exactly their call, as far as security goes,
30 and explained that these kinds of infrastructure improvements have to be located within their
31 fenced area. He stated that they cannot just place this in another location and described some of
32 the general security requirements. He noted that because of those standards and the existing
33 upgrades that were planned for the Parkers Lake site, they were not able to accommodate this
34 project at the Parkers Lake location.

35
36 Commissioner Elg stated that, given they were already planning renovations and construction at
37 the Parkers Lake site, he felt that Xcel's project there could include expanding the fence and
38 including the security perimeter of the space, given the total land area available in that space. He
39 explained that their response was not really cutting it for him.

40
41 Mr. Wojcicki explained that he was not directly involved in the Parkers Lake project.

42
43 Mr. Zanotti noted that their initial conversations with the engineering teams indicated that their
44 footprint would not be changed. He stated that there was a lot of work that would happen
45 underground and stated that there just was not adequate space for them in the Parkers Lake
46 location.

1
2 Commissioner VanLoy noted that he had brought up this same point the last time Xcel appeared
3 before the Commission, but if this was the best and only place, whether they had considered the
4 shielding they could do to make the pole look like a massive pine tree or something, so there would
5 be less visual impact to the neighborhood.

6
7 Mr. Zanotti stated that they have seen that and noted that shielding was something that they tend
8 to steer away from because it can also harm the signal and create a lot of interference. He stated
9 that the ones that look like a tree do work, but they weren't readily available and were very
10 expensive. He noted that this type of pole was not recommended for cellular use because the
11 shielding can cause interference.

12
13 There being no additional questions from the Commission for the applicant, Chair Cameron
14 opened the public hearing on the application at 7:13 pm.

15
16 Patrick Mandile, 300 Narcissus Lane, noted that he lived in Hawthorne Ponds, explained that he
17 sincerely appreciated everything that Xcel does, and in most instances, felt they did a great job.
18 He stated that in situations like this, he believed it was important for the Commission to understand
19 what was happening. He stated that the reasons given by Xcel for why moving it to Parks Lake
20 cannot be done astounded him. He noted that the location they were proposing in Wayzata was in
21 the middle of a neighborhood with a school just across the street, and it is in the middle of a
22 residential zone. He stated that the amount of industrial space available just down the street seems
23 like an adequate space for Xcel to place this pole, even if they go up to 140 feet to help compensate
24 for the additional ¼ mile move. He explained that he didn't think that Xcel had really given a good
25 reason behind that and felt the Commissioners had also pointed this out. He stated that he thinks
26 the issue of real estate value was important to the discussion and shared the reasons that he felt it
27 was important in this area. He noted that he thinks the proposed location would impact the real
28 estate values in the City of Wayzata and Plymouth, and impact those residents. He stated that one
29 factor that has not been mentioned is the health and safety impact from the construction being
30 placed so close to the people that live there, as well as the children that attend the nearby school.
31 He stated that he would guess that lowering the pole height from 140 feet to 123 feet would just
32 exacerbate the health and safety impact on the people who live in that area. He asked the
33 Commission to consider this and noted that there are many disputed articles about radiofrequency
34 radiation, but it is real. He explained that there have been substantiated documents and studies
35 that address this. He stated that the one thought he wanted to leave with the Commission was one
36 that has haunted him since the last presentation by Xcel. He stated that with lowering the pole, the
37 radiofrequency impact has to be greater. He noted that historically, there have been other products
38 that have been approved and introduced into the marketplace that later were proven to be harmful
39 and stated that he believed this was something that the Commission needed to consider and shared
40 the examples of tobacco, asbestos, lead, formaldehyde, and PFAS. He asked the Commission to
41 be wise about where they allow this pole to be placed.

42
43 Gilles Stassart, 660 Harmony Circle, stated that he would not repeat the story he shared the last
44 time this application was in front of the Commission. He stated that he wanted to echo that they
45 were also very pleased with the service that Xcel Energy has provided them. He noted that the
46 proposal would have a negative effect on the area and echoed the comments shared by Mr. Mandile

1 about the effect this pole would have on property values. He referenced the photo simulations that
2 were shown as part of Xcel's presentation and noted that it would basically be looking at a garden
3 shed on top of the existing pole. He stated that the home in the picture was just sold and noted
4 that if the pole was in place, he believed the home would probably decrease in value by about
5 \$100,000. He stated that he felt there was a big difference between the current pole on the site and
6 the new one that is being proposed by Xcel. He stated that for this application, he sees the positive
7 impact for Xcel Energy, but did not see a positive impact for the City or the residents. He stated
8 that he thinks the potential for loss of property value and the potential visual impacts to the people
9 in just looking at it were more impactful than any potential benefits. He recommended that the
10 Commission not approve this request.

11
12 Mr. Sharpe stated there were no people who called in to the meeting that have asked to speak at
13 the public hearing.

14
15 There being no one else wishing to comment on the application, Chair Cameron closed the public
16 hearing at 7:23 pm.

17
18 Chair Cameron asked the Commission to share their questions and feedback on the application.

19
20 Commissioner VanLoy stated that there would be one 12-foot array going on this pole and asked
21 if they would have the right to do whatever they wanted at the top of the pole, or if they would
22 have to come back if they wanted to add other arrays.

23
24 Mr. Sharpe stated that it would depend on the nature of approval conditions and noted that
25 conditions could be added that would require future Commission review, which would limit the
26 number of facilities that could be added.

27
28 Commissioner VanLoy stated that Parkers Lake has a ton of room and noted that the current
29 fenced-in area was not all the way to the edge of the property. He explained that his inclination is
30 that there may be opportunities at Parkers Lake for Xcel to have their right hand talk to their left
31 hand and look at possibilities in that location and moving the security perimeter, rather than
32 moving forward at Gleason Lake.

33
34 Chair Cameron stated that his personal perspective is that this application was not compatible with
35 present use and did not see the future use of the area changing, because it is a highly residential
36 area with a school. He noted that Mr. Wojcicki mentioned in his presentation that Xcel had been
37 deploying smart meters since 2022, and they have been getting along just fine with the technology
38 that they have. He stated that there was no mandate in this situation because this is something
39 Xcel wants to do and not something that they have to do. He stated that from a negative impact
40 perspective, he thinks it was 100% and explained that some of the visualizations shown made him
41 think about the charm of Wayzata and the possibility of this pole being the first thing people see
42 as they come down County Rd 101, which is not charming. He stated that he went and looked at
43 the tower located in Eden Prairie and found that it stuck out like a sore thumb, and suspects that
44 would be the case here, even though it would be lower at 123 feet.

1 Commissioner VanLoy stated that he felt the existing 100-foot pole, which was just a lightning
2 rod, was different because your eye isn't drawn to it, but with a higher pole that had an array on
3 top, it would be very different.

4
5 Commissioner Ankeny stated that in the photo simulations, it was very difficult to see the existing
6 pole in the existing conditions, but not difficult at all in the simulation of the proposed pole.

7
8 Commissioner Elg referenced the coverage map from the presentation and stated that he suspected
9 this location is ideal because they have an existing structure there, and it will be the least expensive
10 approach to accomplishing their goal. He noted that the Parkers Lake site is very close and will
11 give them similar, if not identical, and possibly better coverage. He stated that, given that Xcel
12 was already planning updates at that site, he believed it made sense that they would work this into
13 that project and encouraged Xcel to consider that. He stated that it may cost more, but he believed
14 it would be the better option for everyone overall. He noted that he felt this request was an
15 economic issue more than anything. He explained that he agreed with their desire to take this
16 information off the public networks because it would provide greater security.

17
18 There being no further discussion, Chair Cameron asked for a motion on the application.

19
20 Commissioner Elg made a motion, seconded by Commissioner Ankeny, to direct staff to prepare
21 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
22 recommendation of denial of two Conditional Use Permits (CUP) for Xcel Energy at 701 Central
23 Avenue North for review and adoption at the next Planning Commission meeting.

24
25 The motion carried unanimously.

26
27 Commissioner Ankeny expressed her appreciation to Xcel for their presentation and stated that the
28 City understands what they were trying to do, and encouraged them to look at a non-residential
29 area if they brought another application before the City.

30
31 **AGENDA ITEM 7. Other Items:**

32
33 **a) Review of Development Activities**

34
35 Mr. Sharpe stated that he would be ordering the training books for the Commission in the near
36 future and stated that they should be available for them to pick up at one of the upcoming meetings.
37 He noted that the book was written for a wide variety of cities, so there will be things included that
38 do not apply in Wayzata. He gave an update on the progress of the Wells Fargo project, 641 Lake
39 Street, and Klappich Park.

40
41 **b) Planning Commission Meeting Schedule**

42
43 Mr. Sharpe noted that the next meeting would be on September 22, 2025, and expected it to be a
44 short meeting.

45
46 Commissioner Elg asked for an update on the Lamborghini site.

1
2 Mr. Sharpe explained that the Council approved the PUD concept plan, but that does not convey
3 any actual approvals for the project. He noted that the applicant had not resubmitted anything
4 since that time and explained that he felt the applicant had heard loud and clear that they were
5 trying to fit a large number of things on the site. He stated that the City did not have any say or
6 information in the private transaction between Walser and the Mulberry location. He noted that
7 he does think there is an inclination from the applicant to move forward, but noted that they have
8 not seen any additional information come before the City.
9

10 Commissioner VanLoy asked if the Moments of Wayzata had asked the City for another extension.
11

12 Mr. Sharpe confirmed that they had asked for an extension of their current approval and noted that
13 it was the first extension to this approval. He explained that one of the conditions the Council had
14 added was that the applicant needed to become current with all the billings before the end of
15 October for the extension to be continued for another year.
16

17 **AGENDA ITEM 8. Adjournment.**
18

19 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.
20

21 Commissioner Elg made a motion, seconded by Commissioner Ankeny, to adjourn the Planning
22 Commission meeting.
23

24 The motion carried unanimously.
25

26 The Planning Commission meeting was adjourned at 7:41 p.m.
27

28 Respectfully submitted,
29 Kayla Atkins Rokosz
30 *TimeSaver Off Site Secretarial, Inc.*
31
32



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 22, 2025	AGENDA ITEM: 4.b
TITLE: Approve Planning Commission Report and Recommendation of Denial for Conditional Use Permits at 701 Central Ave N	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Mike Kelly, Interim City Manager	
60 DAY DEADLINE: 60 Day Deadline - October 12, 2025 120 Day Deadline - December 11, 2025	

BACKGROUND:

Applicant Xcel Energy has submitted a new application for two Conditional Use Permits (CUP) to install a 123-foot-tall monopole at their substation at 701 Central Ave N to mount a private Long-Term Evolution (pLTE) antenna that will allow Xcel to communicate with their equipment. The antenna will not provide public commercial telecommunications. The pole replaces an existing, shorter pole at the site.

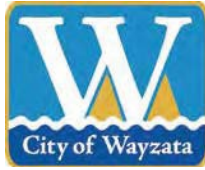
The Planning Commission considered the application at the September 8, 2025 meeting and unanimously recommended denial of the CUP requests.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation of denial for the requested Conditional Use Permits.

ATTACHMENTS:

1. 701 Central Ave - PC Draft Report and Recommendation



WAYZATA PLANNING COMMISSION

September 22, 2025

REPORT AND RECOMMENDATION OF DENIAL OF TWO CONDITIONAL USE PERMITS (CUPs) FOR XCEL ENERGY AT 701 CENTRAL AVE N

DRAFT

SUMMARY OF RECOMMENDATION

Denial of CUPs for 123-foot Monopole Communication Device

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposal. Applicant Xcel Energy (the “Applicant”) has submitted a development application requesting two conditional use permits for a new 123-foot-tall private (noncommercial) monopole communication device (the “Monopole”) at Xcel Energy’s Gleason Lake Substation located at 701 Central Avenue N (legally described on Attachment A, the “Property”).
- 1.2 Approvals Requested. The two conditional use permits requested that would be needed for the Monopole (collectively, the “Monopole CUPs”) are:
 - A. Conditional Use Permit for Monopole: A conditional use permit under Sec. 919.02 of the Zoning Ordinance which states that structural elements, including communication reception/transmission devices, may exceed 40-feet in height by approval of a conditional use permit.
 - B. Conditional Use Permit for Utility: A conditional use permit under Sec. 937.02 of the Zoning Ordinance to allow for enlarging the existing Xcel Energy Substation utility beyond its present legal non-conforming use and structures, by adding the Monopole.

- 1.3 Property. The address, property identification number, and owner of the Property are as follows:

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

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

Zoning:	R-3 - Single and Two Family Residential District
Comp Plan:	Semi – Public/Private
Overlay Districts:	None
Design District:	None

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on August 28, 2025 and mailed to all property owners located within 500 feet of the Property on August 25, 2025. The Applicant also sent a letter about the application to all properties within 500 feet of the Property on August 29, 2025. The public hearing on the Application was held at the September 8, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 CUPs for Communication Devices and Utilities. Section 919.02.B of the Zoning Ordinance states that the building height limits established in each zoning district shall not apply to a list of uninhabitable items, which include communication reception/transmission devices, except that no such structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five feet, whichever is greater, except by conditional use permit. Section 937.02 of the Zoning Ordinance allows utilities as a conditional use in all residential districts.

- A. In reviewing requests for Conditional Use Permits, Section 904.2.F of the Zoning Ordinance requires City Council to consider possible adverse effects of the proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:
1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. The proposed use's compatibility with present and future uses of the area.
 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).

4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS OF FACT

Based on the Application materials, staff reports, 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 Monopole CUPs. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are not all satisfactorily met.
 - A. The proposed 123-foot monopole communication device (the "Proposed Use") would have adverse effects on the surrounding area based upon the following:
 1. The Proposed Use is not consistent with and would not further the Comprehensive Plan's goals of fostering small town charm and character; and maintaining the character and livability of residential neighborhoods.
 2. The Proposed Use is not compatible with present and future uses of the area, which include residential neighborhoods, a school, and a widely used recreational trail.
 3. The Proposed Use will have a negative effect on the area in which it is proposed in that a 123-foot monopole communication device would be out of character with and tower above the adjacent and nearby residential neighborhoods; school building, grounds and playground; and widely used recreational trail.
 4. The Proposed Use will likely have a negative impact upon property values in the area.
 5. The Proposed Use will likely have a negative impact upon existing public facilities, including recreational trail and school.

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 Monopole CUPs.

Adopted by the Wayzata Planning Commission this 22nd day of September 2025.

DRAFT

Attachment A

Legal Description and Information on Property

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31, Township 118, Range 22 described as follows: Beginning at a point of intersection of the Southeasterly line of the right of way of the Minnesota Western Railroad Company as now located and the West line of the right of way of the State Highway No. 101; thence South along said highway right of way line, 391 feet; thence West at right angles 478.85 feet to said railway right of way line; thence Northeasterly along said railway right of way line, 618.20 feet to the point of beginning, Hennepin County, Minnesota.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 22, 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: September 22, 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, October 6.

ACTION REQUESTED:

N/A

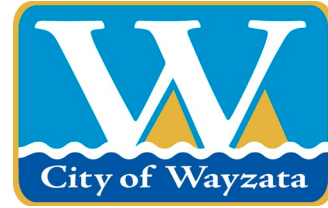
ATTACHMENTS:

1. 2025 Planning Commission Liaison List - Updated February 2025
2. Wayzata Calendar 2025 - Updated May 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
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16	17	18	19	20	21	22
23	24	25	26	27	28	

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

April 2025						
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20	21	22	23	24	25	26
27	28	29	30			

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

June 2025						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	Th	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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

September 2025						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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

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

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