

WAYZATA PLANNING COMMISSION

Meeting Agenda

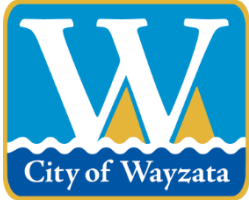
Wayzata City Hall Community Room, 600 Rice Street
Monday, December 15, 2025
6:30 PM

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 Meeting Minutes from December 1, 2025
 - b. Approve Planning Commission Report and Recommendation of Approval for Lot Width Variance and CUP for a Two-Family Home at 220 Central Ave S
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 - December 16, 2025
Planning Commission - January 5, 2026

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: December 15, 2025	AGENDA ITEM: 4.a
TITLE: Approve Meeting Minutes from December 1, 2025	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes from December 1, 2025.

ATTACHMENTS:

1. PC.12.01.2025 - Meeting Minutes

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AGENDA ITEM 5. Old Business Items

AGENDA ITEM 6. Public Hearing Items

a) Application for a Variance and a Conditional Use Permit (CUP) to Allow Construction of a Two-Family Dwelling at 220 Central Avenue South

Community Development Director Sharpe presented a summary of the application for the property at 220 Central Avenue South for a variance and conditional use permit to allow construction of a two-family dwelling. He reviewed the project location, land use guidance, zoning, and the existing conditions, and outlined details of the proposed plans. He noted that the City engineering department had provided a number of comments, which were included in the staff report.

At the conclusion of Mr. Sharpe's presentation, Chair Cameron asked if the Commission had any questions for Staff.

Commissioner Severson asked why a CUP was necessary in this situation.

Mr. Sharpe explained that this type of use in this zoning district is listed as a Conditional Use in the City's zoning ordinance, but noted that the reason it was designated that way was not specifically called out in the ordinance.

Commissioner Severson noted that there were other duplexes located on this street, and asked if they also had a CUP.

Mr. Sharpe stated that he was only able to find one other dwelling in the City that had obtained this kind of CUP, but that there are several duplexes in the area which may have predated the ordinance.

Commissioner Severson asked about the variance request related to lot width, and asked how close the neighboring properties would be.

Mr. Sharpe used an aerial photograph to show the proximity of the neighboring buildings.

Commissioner Schwalbe stated that the aerial photo Mr. Sharpe had just reviewed showed that the neighboring duplex was right on the property line, and expressed concern about the closeness of the buildings.

Mr. Sharpe explained that there would be at least 10 feet between the buildings, and the applicant has stated their intent to meet all setbacks on the subject property.

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

1 Applicant's representative, Nate Hiddy, Custom One Homes, 5097 Woodlane Alcove, Woodbury,
2 MN, thanked Mr. Sharpe for his presentation and summary of the application, and explained why
3 they felt the best use of this space would be for two homes.

4
5 Commissioner Schwalbe asked if each home would have a two-car garage.

6
7 Mr. Hiddy confirmed that each home would have a two-car garage. He noted that they have been
8 working on this project for a several years, and noted that in past conversations with former City
9 Planner Quarles, they had been told that they would not need a CUP for their plans. He explained
10 that once they spoke with Community Development Director Sharpe, he indicated that they would
11 need to apply for the CUP based on the land use table in the City's zoning ordinance.

12
13 Commissioner Severson asked about plans for filling the homes.

14
15 Mr. Hiddy stated that they were hoping to be able to market this as a two-family home, sell one,
16 start construction, and as they are building that one, they sell the other home.

17
18 Commissioner Plantan stated that the lot size had not changed since Custom One Homes bought
19 it, but they were citing that as a practical difficulty. She asked if they had considered a single-
20 family home, and why they had decided to pursue the two-family option, which would require a
21 variance.

22
23 Mr. Hiddy answered that the lot size had not changed, but their plans had changed on how they
24 wanted to approach the lot. He stated that after reviewing the City standards, ordinances, and
25 zoning, this plan seemed to make more sense as a two-family home project because of the condos
26 on one side and the duplex on the other side of the property. He stated that typically, buyers would
27 not want to have their single-family home sandwiched between multi-family units.

28
29 Commissioner Schwalbe asked if these homes would be smaller than what a single-family home
30 would have been on the lot.

31
32 Mr. Hiddy stated that the square footage of the homes is proposed to be pretty large, and noted that
33 with the basement space, they will be close to 4,000 square feet.

34
35 There being no further questions from the Commission for the applicant, Chair Cameron opened
36 the public hearing on the application at 7:02 pm.

37
38 Jeff Nelson, 1037 Lake Street East, stated that he lives about 7 houses away from this property.
39 He noted that they have lived there for a little over 3 years and have discovered some unique things
40 related to traffic flow in the area that require about 50 homes to exit through the area and travel
41 past this property. He explained that if this variance were granted, his concern would be about
42 adding further congestion to the area. He asked the Commission to consider denying this request.

43
44 Greg Hogan, 120 Chevy Chase Drive, distributed handouts to the Commission, and stated that he
45 was a co-owner of two of the adjacent condo units and was representing Marcio Condominium
46 Association and the HOA. He stated that he had been in contact with Mr. Hiddy last week, but

1 felt it was important for the Commission to see photographs of what he would be talking about.
2 He explained that they did not want to see any water run-off coming onto their property during the
3 construction process or any coming their way following the construction. He noted that along the
4 edge of the property are 2 or 3 giant emerald ash borer trees that need to be removed and asked
5 that this be required as part of this project. He stated that with the depth of this property, he did
6 not understand why the garage couldn't be pushed further towards the back. He stated that they
7 understand that this property needed to be developed because it was currently an eyesore, but they
8 would like to work with them on some of the factors that he raised.

9
10 Mr. Sharpe stated that there were no people who called in to the meeting who had asked to speak
11 at the public hearing.

12
13 There being no one else wishing to comment on the application, Chair Cameron closed the public
14 hearing at 7:10 pm.

15
16 Chair Cameron asked the Commission to share their questions and feedback on the application.

17
18 Commissioner Severson stated that the floor plan was not part of the variance and CUP requests,
19 and confirmed that they could make changes to those plans without coming back.

20
21 Mr. Sharpe confirmed that interior floor plans would not traditionally be included in recommended
22 conditions.

23
24 Commissioner Severson asked if there were potential problems with having a shared driveway and
25 two separate owners.

26
27 Mr. Sharpe stated that it was standard for there to be a shared driveway in this kind of situation.

28
29 Commissioner Schwalbe asked if staff could envision any problems with water run-off.

30
31 Mr. Sharpe noted that engineering would have to do a full evaluation later in the process at the
32 time of building and site disturbance permits.

33
34 City Attorney Schelzel reviewed the criteria the Commission should use to determine whether or
35 not they would recommend approval of the requests from the applicant. He reminded the
36 Commission that they could attach conditions to address things like the questions that were raised
37 related to water run-off issues.

38
39 Commissioner Severson stated that because the lots in this area are long and skinny, she felt that
40 most projects would require some type of variance based on the shape and size of the lots. She
41 explained that she felt developing this as a two-family unit was reasonable, and noted that the
42 property was zoned for that as well.

43
44 Commissioner Schwalbe stated that the application did seem reasonable, but felt it would be
45 important to address the concerns that were raised during the public hearing. She noted that there
46 was a concern raised about traffic and felt that this project would only add a minimal amount of

1 traffic. She explained that she would not see a reason why the Commission shouldn't recommend
2 approval.

3
4 Commissioner Plantan stated that she has mixed feelings about whether this request was
5 reasonable. She noted that this lot was reasonable for one home, and the neighborhood in which
6 it was located was reasonable for two homes/multi-family. She explained that one thing she liked
7 about this neighborhood was the transition from multi-family housing to single-family, and it has
8 diverse housing options. She stated that she liked this application for that reason, but had a hard
9 time saying that the 'plight' of the landowner is due to the lot because when the lot was purchased,
10 it was only 100 feet wide. She stated that as she looks through the list of considerations for the
11 requests, she has both 'yes' and 'no' answers.

12
13 Chair Cameron stated that he felt the variance request was in harmony with the zoning and the
14 Comprehensive Plan. He explained that he felt what the applicant was asking for was reasonable
15 and would fit in with the neighborhood. He stated that he agreed a bit with Commissioner Plantan
16 about her concerns about the plight of the landowner because they knew the width of the lot when
17 they purchased this property. However, he noted that even though he struggled with that, he found
18 himself supportive of what the applicant was trying to do on this lot and believed it would fit in
19 well in the area.

20
21 Commissioner Schwalbe noted that she liked the renderings that had been submitted.

22
23 Commissioner Severson asked if any of the new homes that were constructed in the area over the
24 last few years had required any variances.

25
26 Mr. Sharpe stated that those homes were a specific project that came forward as one set
27 development and were platted as a full development, so they did not require specific variances.
28 He stated that it looks like it had been established in a 'PUD-like' fashion and explained that they
29 do not meet the current R-3 zoning regulation standard for lot-width, lot-depth, lot-area, or
30 setbacks.

31
32 Commissioner Severson stated that she felt what had been proposed by the applicant was better
33 than what happened with the construction of the nearby new homes, where they don't meet many
34 of the zoning regulations, because they only needed a variance for the lot-width.

35
36 Commissioner Schwalbe stated that she liked that there were no common walls and that each home
37 would have its own yard.

38
39 Commissioner Plantan suggested adding a condition that the applicant meet with the neighbors
40 and discuss the screening/privacy, deal with the diseased trees, and also deal with the water
41 mitigation issues. She noted that some of these may already be covered in the proposed conditions,
42 but wanted to emphasize that there may need to be some fencing or vegetative screening.

43
44 There being no further discussion, Chair Cameron asked for a motion on the application.
45

1 Commissioner Plantan made a motion, seconded by Commissioner Severson, to direct staff to
2 prepare a draft Planning Commission Report and Recommendation with appropriate findings
3 reflecting a recommendation of approval for a Variance and a Conditional Use Permit (CUP) to
4 Allow Construction of a Two-Family Dwelling at 220 Central Avenue South, including the
5 recommendations from staff and an additional condition that the applicant meet with the neighbor
6 to the north to discuss possible fencing or screening, for review and adoption at the next Planning
7 Commission meeting.

8
9 The motion carried unanimously.

10
11 **AGENDA ITEM 7. Other Items:**

12
13 **a) Review of Development Activities**

14
15 Mr. Sharpe stated that snow came a bit early for the projects that were trying to get things buttoned
16 up before winter.

17
18 **b) Planning Commission Meeting Schedule**

19
20 Mr. Sharpe noted that the next meeting would be on December 15, 2025, and would contain the
21 item just discussed on the Consent Agenda.

22
23 Commissioner Schwalbe asked for an update on the work done on Wayzata Boulevard.

24
25 Mr. Sharpe explained that he had spoken with Hennepin County, the City Engineer, and Public
26 Works. He stated that the County was planning to do its work on Wayzata Boulevard in 2030, and
27 the City was encouraging them to utilize some of the work the City had gone through.

28
29 Commissioner Severson asked if the City had received any applications for a CBD shop.

30
31 Mr. Sharpe stated that the City had not gotten any applications and explained that the possible
32 locations for this use were somewhat limited.

33
34 **AGENDA ITEM 8. Adjournment.**

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

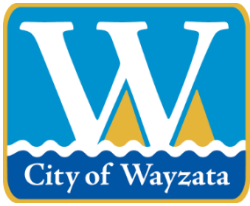
37
38 Commissioner Schwalbe made a motion, seconded by Commissioner Plantan, to adjourn the
39 Planning Commission meeting.

40
41 The motion carried unanimously.

42
43 The Planning Commission meeting was adjourned at 7:41 p.m.

44
45 Respectfully submitted,
46 Kayla Atkins Rokosz

1 *TimeSaver Off Site Secretarial, Inc.*
2



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 15, 2025	AGENDA ITEM: 4.b
TITLE: Approve Planning Commission Report and Recommendation of Approval for Lot Width Variance and CUP for a Two-Family Home at 220 Central Ave S	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: 60 Day Deadline: 1/3/2026 120 Day Deadline: 3/4/2026	

BACKGROUND:

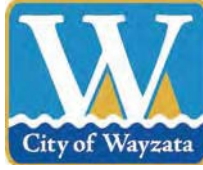
The applicant and property owner, Custom One Homes, LLC has submitted a variance for a minimum requires lot width and conditional use permit application for a two-family home at 220 Central Ave. S. The Plannin Commission reviewed this item at the public hearing on Decemeber 1, 2025. The action requested is to approve the Commission's Report and Recommendation.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft PC Report - Variance and CUP Two Family Dwelling 220 Central Avenue S
2. Draft Resolution Approving Variance CUP Two Family Dwelling 229 Central Ave S



WAYZATA PLANNING COMMISSION

December 15, 2025

REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT AND VARIANCE FOR TWO-FAMILY DWELLING AT 220 CENTRAL AVENUE S

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Conditional Use Permit (CUPs) for Two-Family Dwelling

Approval* of Variance for Lot Width for Two-Family Dwelling

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Application Information and Property. Custom One Homes, LLC (the “Applicant”) has submitted an application (the “Application”) for a conditional use permit (CUP) and variance to allow construction of a two-family dwelling (the “Project”) at 220 Central Avenue South, legally described on Attachment A (the “Property”).
- 1.2 Approvals Requested. The Applicant is requesting approval of the following:
 - A. A CUP for a Two Family Detached Dwelling in the R-3A Zoning District (the “Two-Family Dwelling CUP”).
 - B. A variance for an 89.9 feet lot width for a two family structure in the R-3A Zoning District (the “Lot Width Variance”).
- 1.3 Property. The address, property identification number, and owner of the Property are as follows:

Address	PID	Owner
220 Central Ave S	05-117-22-32-0004	Custom One Homes, LLC

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

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

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on November 13, 2025 and mailed to all property owners located within 500 feet of the Property on November 20, 2025. The public hearing on the Application was held at the December 1, 2025 Planning Commission meeting.

Section 2. STANDARDS

2.1 CUP for a Two-Family Dwelling. Two-Family dwellings are a conditional use in the R-3A Zoning District. Sec. 937.02.

- A. In reviewing requests for a Conditional Use Permit, Section 904.2.F of the Zoning Ordinance requires City Council to consider possible adverse effects of a 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 propose use's effect on the area in which it is proposed.
 5. The proposed use's impact upon property values in the area in which it is developed.
 6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

- 2.2 Variance for Minimum Lot Width. Lots with two-family dwellings must be at least 100 feet wide. Sec. 955.06.A.2. 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 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 CUP for a Two-Family Dwelling. The provisions of Section 904.2.F of the Zoning Ordinance related to conditional uses, have been considered and are all satisfactorily met.

- A. The residential uses associated with the Applicant's proposed two-family dwelling (the "Proposed Use") would have not have adverse effects on the surrounding area based upon the following:
1. The Proposed Use is consistent with and furthers policies and provisions of the official City Comprehensive Plan. In particular, it fits with the Central Core Residential land use designation in the Plan of "existing single-family homes and small scale multiple family uses within older neighborhoods in the City's core" and a "combination of single family homes and twin homes/townhomes".
 2. The Proposed Use is compatible with present and future uses of the area, which include a mix of single, two and multi-family residential uses.
 3. The Proposed Use conforms with all relevant performance standards contained in the Zoning Ordinance, including parking and traffic flow.
 4. The Proposed Use will have a positive effect on the area in which it is proposed as it will improve the existing conditions of the Property and provide new two-family residential housing.
 5. The Proposed Use will not have a known negative impact upon property values in the area.
 6. The Proposed Use will not generate additional traffic beyond the capacity of the surrounding streets.
 7. The Proposed Use will not have a negative impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.
- 3.2 Lot Width Variance. The Lot Width Variance requested 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 Lot Width Variance:
- A. The Applicant has established that there are practical difficulties in complying with the applicable lot width standard for a two-family dwelling on the Property in that the lot is much longer than it is wide.
 - B. The Applicant's Project and the Lot Width Variance requested are reasonable in that size, scope and impact of the shared driveway and building pad for the new two-family residence are unlikely to affect any

surrounding property, and the Project will improve existing conditions on the Property, including stormwater management.

- C. The Lot Width Variance is due to circumstances related to the unique conditions of the Property and are not created by the Applicant, as noted above.
- D. The Lot Width Variance would not alter the essential character of the locality in that the Project would be located between neighboring multi-family residences and in an area of mixed housing types.
- E. The practical difficulties necessitating the Lot Width Variance is not solely economic in nature.
- F. The uses associated with the Project and the Lot Width Variance are permitted within the Zoning District.
- G. The Applicant has provided the reasons that the Lot Width 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 Two-Family Dwelling CUP and Lot Width Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for future construction, and follow all laws and regulations applicable to thereto, including building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must address to the satisfaction of the City Engineer and City Forester, all comments and conditions of the December 1, 2025 Staff Report on the Application.
- C. The Applicant must meet with representatives of the owners of the adjacent properties to discuss and coordinate construction plans on the Property, fencing and screening, retaining walls, and stormwater runoff.
- D. 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 15th day of December 2025.

Attachment A: Legal Description and Information on Property

DRAFT

Attachment A
Legal Description of Property

Lots 1, 2, 19, 20 and the West Half of Little Avenue lying directly East of said Lots 1 and 2, Block 56, MINNETONKA ARLINGTON HEIGHTS, said Block 56, now vacated, described more particularly as follows: Commencing at a point distant 574.3 feet South and distant 33 feet East of the Northwest corner of the Southwest Quarter of Section 5, Township 117 North, Range 22 West of the 5th Principal Meridian, thence East along the Northerly line of said Block 56, as originally platted, a distance of 291.66 feet to the centerline of Little Avenue, now vacated, on the East side of said Block 56; thence South along the centerline of said Avenue a distance of 90 feet to a point distant 30 feet East of the Southeast corner of said Lot 2, thence West along the South line of Lots 2 and 19, said Block 56, a distance of 288.4 feet to the Southwest corner of said Lot 19 as originally platted, thence North 90 feet to the point of beginning, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

DRAFT

RESOLUTION NO. 56-2025**RESOLUTION APPROVING
CONDITIONAL USE PERMIT AND VARIANCE FOR TWO-FAMILY DWELLING
AT 220 CENTRAL AVENUE S**

WHEREAS, applicant and property owner, Custom One Homes, LLC, (collectively, the “Applicant”) has submitted an application (the “Application”) requesting approval of a conditional use permit (CUP) and variance to allow construction of a two-family dwelling on the property located at 220 Central Avenue South and legally described on Exhibit A (the “Property”); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application on December 1, 2025, and adopted a Report and Recommendation to the City Council to approve the Application on December 15, 2025, a copy of which is attached to this Resolution as Attachment B (the “PC Report and Recommendation”).

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable standards and requirements of Wayzata’s Zoning Ordinance.

B. Based on the foregoing, the Two-Family Dwelling CUP and Lot Width Variance, as defined in the PC Report and Recommendation, are hereby **APPROVED**, subject to the following conditions:

1. The Applicant must secure all necessary building permits for future construction, and follow all laws and regulations applicable to thereto, including building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
2. The Applicant must address to the satisfaction of the City Engineer and City Forester, all comments and conditions of the December 1, 2025 Staff Report on the Application.

- 3. The Applicant must meet with representatives of the owners of the adjacent properties to discuss and coordinate construction plans on the Property, fencing and screening, retaining walls, and stormwater runoff.
- 4. 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 City Council this ___ day of _____ 2025.

Andrew Mullin, Mayor

ATTEST:

Aurora Yager, Interim City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:
 Seconded by:
 Voted in favor of:
 Voted against:
 Abstained:
 Absent:
 Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on _____, 2025.

Kathy Leervig, City Clerk
SEAL

Attachment A: Legal Description of Property
Attachment B: PC Report and Recommendation

Attachment A

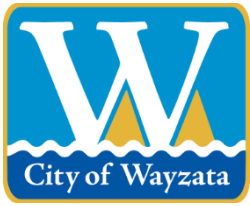
Legal Description of Property

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DRAFT

Attachment B
PC Report and Recommendation

DRAFT



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: December 15, 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:

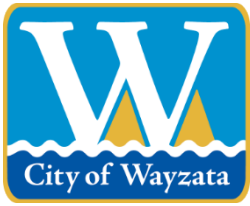
Verbal updates will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: December 15, 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.

ACTION REQUESTED:

N/A

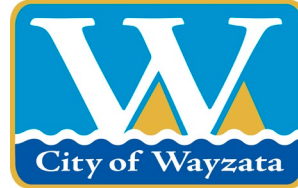
ATTACHMENTS:

1. 2025 Planning Commission Liaison List - updated February 2025 (1)
2. Yearly 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 2026 Meeting Calendar



January 2026						
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 2026						
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
E&E Mtg 2/24						

March 2026						
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 2026						
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 2026						
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 2026						
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 2026						
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 2026						
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 2026						
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			

October 2026						
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 2026						
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	E&E Mtg 11/24				

December 2026						
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 - TBD April 2026
- 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—2/3/26 (No Public Meetings)

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

Revised
11/4/2025