

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 16, 2015**

AGENDA ITEM 1. Call to Order and Roll Call, and Approval of Minutes

Chair Vanderheyden called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Vanderheyden, Gonazalez, Ramy, Gnos, and Gruber. Absent and excused: Commissioners Young and Iverson. Director of Planning and Building Jeff Thomson, and Management and Planning Intern Jason Peters were also present.

a.) Approval of the October 19, 2015 Planning Commission Meeting Minutes

Commissioner Gonzalez made a motion, Seconded by Commissioner Gnos, to approve the October 19, 2015 Planning Commission Meeting Minutes as presented. The motion carried 4-ayes, 1-abstain (Gonzalez)

AGENDA ITEM 2. Regular Public Hearing Items

a.) None.

AGENDA ITEM 3. Regular Agenda Old Business Items:

**a.) 1120 Wayzata Blvd. E – Davis Group
i) Design Review**

Director Thomson stated the Planning Commission had reviewed a development application for 1120 Wayzata Boulevard East at its October 5 and November 2 meetings, and had directed staff to prepare a draft Planning Commission Report and Recommendation of approval of the application at its next meeting. Mr. Thomson reviewed the Planning Report from the October 5 meeting and noted that the Planning Commission had requested additional information from the Applicant at that time. Staff has discussed the comments by the City Engineer and several of these had been addressed with the revised plans that were reviewed by the Planning Commission on November 2. Mr. Thomson reviewed the City Engineer's comments pertaining to top soil depth, utility specifications, permit requirements, and final plan details, and noted that the draft Planning Commission Report includes a recommendation that the following conditions be included on any approval: that the final plans receive written approval from the City Engineer, the Applicant provide a double door entrance on the north side of the building along Wayzata Boulevard, the Applicant provide 3-inch deciduous trees along Wayzata Boulevard, in lieu of the 1.5-inch Japanese Lilacs shown on the plans, and the Applicant provide a cross parking agreement with 1200 Wayzata Boulevard E.

Chair Vanderheyden asked if the garbage would be located on the neighboring property and if access to this would need to be included in the cross parking easement agreement.

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2 Mr. Thomson stated the garbage was shared between the two facilities and could be included in
3 the cross parking easement agreement.

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5 Commissioner Gruber asked where the two 50-square-foot tenant signs would be located.

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7 Mr. Thomson stated there are two signs shown on the plans along the top of the north elevation
8 of the building, and a monument sign would be east of the main door at grade level. These signs
9 do comply with the City's sign ordinance.

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11 Commissioner Gonazalez made a motion, seconded by Commissioner Ramy to adopt the
12 Planning Commission Report and Recommendation with Conditions recommending approval of
13 the project design at 1120 Wayzata Boulevard East, as presented by Staff. The motion carried
14 unanimously.

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16 **AGENDA ITEM 4. Other Items:**

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18 **a.) Review of Development Activities**

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20 Mr. Thomson stated the City Council would be interviewing for open City commission and
21 board positions, including two vacancies on the Planning Commission on November 17. The
22 City Council will also be reviewing a Public Art Policy, and finalizing the programming and pre-
23 design for the Mill Street Parking Ramp. Mr. Thomson shared that on Monday, November 9th,
24 the Project Design Team for the Signature Project had been in Wayzata, and they held the first
25 Steering and Technical Committees meeting and the first Community Meeting. The next
26 meetings would be December 8 for the Steering and Technical Committees and January 12 for
27 the next Community Meeting. He noted that the 2016 Planning Commission meeting schedule is
28 now available. There were a couple of dates changed based on holidays and elections. The
29 Volunteer Recognition Dinner would be held on November 19.

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31 **b.) Other Items**

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33 Commissioner Gonzalez stated the City Council at its last meeting had approved the variance
34 application at 240 Manitoba Avenue Indian Mound, and directed Staff to rewrite parts of the Tree
35 Preservation Ordinance to make it less restrictive in the tree species and other requirements.
36 The Council also reviewed the Telecommunications Ordinance, and felt the draft presented was
37 too restrictive because it did not allow cell towers in the central business district.

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39 **AGENDA ITEM 5. Adjournment.**

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41 There being no further business, Commissioner Gruber made a motion, seconded Gnos by
42 Commissioner, to adjourn the meeting. The motion passed unanimously.

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44 The meeting was adjourned at 7:23 p.m.

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46 Respectfully submitted,

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2 Tina Borg, *TimeSaver Off Site Secretarial, Inc.*