

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
DECEMBER 21, 2015**

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Vanderheyden, Gonazalez, Young, Iverson, Gruber, Ramy, and Gnos. Absent and excused: None. Director of Planning and Building Jeff Thomson was also present.

a.) Approval of the November 2nd Planning Commission Minutes

Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez, to approve the November 2, 2015 Planning Commission Minutes as presented. The motion carried; 6-ayes, 1-abstain (Vanderheyden).

b.) Approval of the November 16th Planning Commission Minutes

Commissioner Iverson made a motion, Seconded by Commissioner Gnos, to approve the November 16, 2015 Planning Commission Minutes as presented. The motion carried; 6-ayes, 1-abstain (Young).

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a.) 324 Bushaway Road – Anton and Lindy Vincent

i. Fence height Variance

Director of Planning and Building Thomson stated Bob Carlson, with Jyland Homes, and Anton and Lindy Vincent have submitted a development application requesting a variance to construct a five (5) foot tall fence in the front yard of the property at 324 Bushaway Road. He explained the City's fence requirements state that any fence located in front of the primary structure must not exceed 42-inches in height, and must not consist of more than 50% solid matter. The proposed fence would meet the solid matter requirement, as it is less than 50% opaque. However, in order to meet the swimming pool enclosure requirement, the fence would be 5-feet in height, which exceeds the 42-inch requirement in the Zoning Ordinance. He reviewed the written narrative and plans submitted by the Applicant.

Commissioner Gonzalez asked why a variance would be needed. According to the Code if the house faces a private road the fence can be 6-feet in height.

Mr. Thomson explained in this situation the house faces a private driveway and this is not technically considered a front yard. The only street frontage the subject property has is

1 Bushaway Road, which is considered the front yard. The City Code definition of front yard is not
2 based on the orientation of the house.

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4 Commissioner Gonzalez suggested the Planning Commission review the Fence Ordinance at a
5 future meeting and make clarifications.

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7 Chair Vanderheyden opened the public hearing at 7:15 pm.

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9 Mr. Tom Hanlin, 322 Bushaway Road, Wayzata, clarified the proposed fence would be located
10 on the east side of the line of spruce trees located in this area. He explained to the residents in
11 this neighborhood the frontage on the private road or driveway is considered the front of the
12 house.

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14 Chair Vanderheyden closed the public hearing at 7:17 pm.

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16 Commissioner Gruber asked Mr. Carlson to explain the practical difficulties of the trail and the
17 security issues.

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19 Mr. Bob Carlson, Jylend Homes, 401 Lake Street E, Wayzata, stated the main reason for the
20 request is because City Code requires a 5-foot fence around a swimming pool. He clarified when
21 the home and pool were constructed they had not been able to apply for the variance request to
22 locate the fence in the proposed area due to time constraints.

23
24 Commissioner Young made a motion, Seconded by Commissioner Gnos to adopt the Planning
25 Commission Report and Recommendation, as presented by staff, recommending approval of the
26 application for a Fence Height Variance at 324 Bushaway Road. The motion carried
27 unanimously.

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30 **AGENDA ITEM 3. Regular Agenda Old Business Items:**

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32 **a.) None.**

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

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

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39 Mr. Thomson stated the next meeting would be January 4, starting with a training workshop for
40 the two (2) new Commissioners who were recently appointed by Council, and whose terms
41 commence in January 2016. He noted that this evening's meeting is the last meeting for Chair
42 Vanderheyden and Commissioner Ramy, whose terms expire at the end of the year.

43
44 Commissioner Gruber reported that the City Council had discussed the parking ramp during a
45 workshop meeting on December 21st. The Council had voted 3-2, in favor of a 3-story parking
46 ramp design but noted that a four-fifths vote was required for the City to issue debt for the

1 project. The Council instructed staff to continue working on a design and bring that back to the
2 City for consideration. The City Council had also discussed the Wayzata Country Club Gun
3 Range because residents are upset about the noise. The Council had expressed its desire for the
4 Country Club and residents to find a compromise. The City Council discussed the 529 Indian
5 Mound E condo project proposal, and provided feedback to the Application regarding the
6 number of variances and related items. The City Council approved a liquor license application
7 for the Brew Works.

8
9 Commissioner Iverson stated the City Council had also discussed the Lake Effect and asked for
10 additional details regarding funding requests.

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12
13 **b.) Other Items**

14
15 Chair Vanderheyden stated the Walgreens is advertising that they are open until midnight. He
16 asked if they had been granted an exception for the extended hours.

17
18 Mr. Thomson stated Walgreens had not received approval of any changes to the hours of
19 permitted operation that are set forth in the original PUD approvals. He stated that is looking
20 into the hours of actual operation, and will ensure they comply with the standard for the PUD.
21 He stated they are also working on getting the historical pictures placed in the windows along
22 Wayzata Blvd E that was included as a condition of the City Council approval.

23
24 Commissioner Gonzalez stated her neighbor had expressed concerns that the Walgreens does not
25 seem to be complying with the design standards by having season plantings by the entrance. The
26 building does not fit in with the others in the City.

27
28 Commissioner Iverson suggested they also do something to hide the computer cables and other
29 items from view in the windows.

30
31 Mr. Thomson stated staff would follow up with Walgreens on the compliance items raised by the
32 Commissioners.

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34 **AGENDA ITEM 4. Adjournment.**

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36 There being no further business, Commissioner Ramy made a motion, seconded by
37 Commissioner Young, to adjourn the meeting. The motion passed unanimously.

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39 The meeting was adjourned at 7:31 p.m.

40
41 Respectfully submitted,

42
43 Tina Borg
44 *TimeSaver Off Site Secretarial, Inc.*