

WAYZATA PLANNING COMMISSION

Meeting Agenda

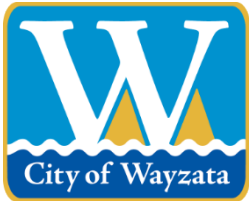
Wayzata City Hall Community Room, 600 Rice Street
Monday, February 23, 2026
6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Teams Meeting](#)

[Meeting ID: 297 745 414 916 7 Passcode: MG385hT9](#)

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.



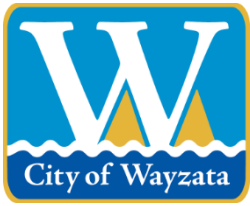
Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council 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. Approval of Meeting Minutes of February 9th, 2026
 - b. Approve Planning Commission Report and Recommendation of Denial of Subdivision by Preliminary Plat at 190 Gleason Lake Road and 121 Gleahaven Road
5. **Old Business Items**
6. **New Business**
 - a. Discussion of Planning Commission Representation at Council meetings.
7. **Public Hearing Items**
8. **Other Items**
 - a. Planning Commission Meeting Schedule
 - b. Review of Development Activities
9. **Adjournment**

Upcoming Meetings:
City Council - February 24, 2026
Planning Commission - March 9, 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: February 23, 2026	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of February 9th, 2026	
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 meeting minutes of February 9th, 2026

ATTACHMENTS:

1. Draft Planning Commission Meeting Minutes February 9, 2026

1 Commissioner Plantan made a motion, seconded by Commissioner Ankeny, to approve the item b
2 of the Consent Agenda.

3
4 The motion carried unanimously.

5
6 **Former Consent Agenda item b: Approve Planning Commission Report and**
7 **Recommendation of Approval of PUD for Walser Lamborghini at 1022 and 1042 Wayzata**
8 **Boulevard E**

9
10 Commissioner Schwalbe stated that she had concerns about the front of the proposed building, and
11 how tight things are from Wayzata Boulevard to the front of the building. She explained that she
12 didn't want to end up with something they would regret later. She further stated that her
13 understanding was that Walser would take trade-ins, but wanted to make sure that they would be
14 moved off-site to be sold, and that activity would not take place at this location.

15
16 Community Development Director Sharpe stated that he believed that was accurate.

17
18 Commissioner Schwalbe asked Community Development Director Sharpe to clarify this before
19 this item goes before the City Council.

20
21 Commissioner Schwalbe made a motion, seconded by Commissioner Severson, to approve former
22 Consent Agenda item b, Approve Planning Commission Report and Recommendation of Approval
23 of PUD for Walser Lamborghini at 1022 and 1042 Wayzata Boulevard E, with her comments
24 noted.

25
26 Mr. Sharpe noted that he had misspoken at the last Planning Commission meeting when he said
27 that the City Council had unanimously approved the PUD Concept Plan presented in June, and
28 clarified that it was actually done with a 3-2 Council vote.

29
30 There being no further discussion of the motion, Chair Cameron called for a vote. The motion
31 carried unanimously.

32
33 **AGENDA ITEM 5. Public Hearing Item**

34
35 **a) Consider an Application for a Subdivision at 190 Gleason Lake Road and 121**
36 **Gleahaven Road**

37
38 Mr. Sharpe gave an overview of the application for a subdivision at 190 Gleason Lake Road and
39 121 Gleahaven Road. He reviewed the project location, land use/zoning, existing conditions,
40 subsequent plats, proposed Preliminary Plat, hypothetical home configuration, lot requirements,
41 Shoreland Overlay District requirements, tree inventory and removal plan, summarized comments
42 from the City Engineer, and briefly outlined the public comments that had been received.

43
44 At the conclusion of Mr. Sharpe's presentation, Chair Cameron asked if the Commissioner's had
45 any questions for Mr. Sharpe.

46

1 Chair Cameron asked if the applicant was proposing to manage stormwater underground.
2

3 Mr. Sharpe stated that there is some existing underground stormwater management that needs to
4 be maintained, and there will also be additional stormwater mitigation required if the subdivision
5 is approved. He noted that the applicant can explain their plans and the timing during their
6 presentation.
7

8 Commissioner Plantan asked if the proposed tree plan would be a condition of approval or if it
9 was something that would be submitted and agreed upon later.
10

11 Mr. Sharpe stated that it could be made a condition of approval, and noted that the plan was
12 submitted to demonstrate that they could meet the requirements of the ordinance.
13

14 There being no further questions for staff, Chair Cameron invited the applicant to address the
15 Commission.
16

17 Kelsey Thompson, Lake West Development, the Applicant, reviewed details of the applicable R-
18 3 zoning for single and two-family residential units. She noted that the 2 existing homes on the
19 properties have been rental units for a long time, and explained that the overall property area is
20 1.411 acres. She briefly outlined some of the previous development plans that had been considered
21 for the properties, and stated that she had knocked on the doors of neighbors in the area to discuss
22 some of what they were proposing in order to get their feedback on the plans. She stated that there
23 appeared to be more support for the proposed 4-lot subdivision plan than other options, and had
24 pursued that option in discussions with City staff. She outlined some of the feedback received
25 from the neighbors. She noted that Lake West Development would be saving all the heritage trees
26 on the property and plan to plant 25 new trees, which they felt would improve the landscape. She
27 explained that the plans were compliant with City requirements and noted that they were not asking
28 for any variances.
29

30 At the conclusion of Ms. Thompson's presentation, Chair Cameron asked if there were any
31 questions for the applicant.
32

33 Commissioner Elg asked about the information for the 5-lot plans compared to the 4-lot plans, and
34 the potential size of the homes on the lots.
35

36 Ms. Thompson stated that she believed the footprint for the 5-lot plan would be around 1,500 sq.
37 ft. and for the 4-lot plan, it would be a little over 1,500 sq. ft.
38

39 Commissioner VanLoy referenced the application from 2017, and noted that many of the points
40 made in the denial of that application were aligned with the points of the Comprehensive Plan
41 rather than the Code criteria. He asked if the applicant had points that addressed the points that
42 were made for the 2017 proposal.
43

44 Ms. Thompson stated that she understood how important the Comprehensive Plan is, and noted
45 that most of her presentation addressed the issues that had been outlined in the past application.
46

1 Commissioner Schwalbe asked if the garage doors would be able to be recessed so they won't
2 stand out too prominently.

3
4 Ms. Thompson stated that they have not started putting together the actual home designs yet, so
5 she could not speak to that question.

6
7 Commissioner Schwalbe explained that she was curious about that because of how narrow the lots
8 are.

9
10 Ms. Thompson noted that the homes they depicted in their application were all with 3-car garages,
11 but clarified that they have not begun the specific design plans for the garage doors.

12
13 Mr. Sharpe noted that in 2025, the City adopted an ordinance to change the R-3A zoning district
14 requiring that garages have an additional 5-foot setback to specifically address the concern of front-
15 loading garages and their appearance. He noted that this project is located within the R-3 Zoning
16 District, so that requirement would not apply in this situation.

17
18 Commissioner Severson asked if they were supposed to be looking at redrawing the actual lines
19 for the 4 parcels, or if they were just considering the overall concept of taking these 2 lots and
20 making them 4 lots.

21
22 Mr. Sharpe explained that this was a preliminary plat application, and that the Commission should
23 review the approval criteria and make a recommendation to the City Council on the application.
24 He further clarified that the actual subdivision requested would take place through action on the
25 Preliminary Plat.

26
27 City Attorney Schelzel clarified that this application was for an actual plat of a new subdivision,
28 so what was being presented included the actual property lines for the proposed new lots. He
29 stated that the Commission was being asked to look at actual information related to the subdivision
30 shown on the plat, and not just the concept of going from 2 lots to 4 lots.

31
32 Commissioner Severson stated that there is currently a driveway that goes onto Gleason Lake Road
33 from the property, and asked why the applicant had chosen to go with 4 long and narrow lots rather
34 than having 2 lots access off of Gleason Lake Road and 2 lots access Gleahaven Road.

35
36 Ms. Thompson answered that having all access off a cul-de-sac makes things more livable, makes
37 them more a part of the neighborhood, and will fit better with the overall character of the
38 neighborhood.

39
40 Mr. Sharpe referenced Commissioner Severson's question about access to the County road and
41 noted that the City Code discourages, if not prohibits, additional driveway accesses on County
42 roadways.

43
44 Commissioner Severson asked if the applicant would build the homes and then sell them, or if they
45 were planning on the homes being custom-built.

46

1 Ms. Thompson stated that they have not yet selected which building partner they would partner
2 with for this project, but she expected that they would be custom-built homes that would likely be
3 constructed by the same builder.

4
5 Commissioner Schwalbe referenced a nearby development called Waycliff, which is mostly twin
6 homes that are beautiful and expensive. She asked if the applicant had considered having two twin
7 homes as opposed to 4 separate homes.

8
9 Ms. Thompson stated that they had considered twin homes, but because the existing neighborhood
10 had all single-family homes, they felt that this proposal was a better fit and would go over better
11 with the neighborhood.

12
13 Commissioner Plantan asked about the width of the lots.

14
15 Mr. Sharpe displayed that plat details and noted that the width measurement would be taken from
16 the setback line for the front.

17
18 Commissioner VanLoy stated that the most concerning lot for him in the proposed subdivision
19 was Lot 3 in terms of topography, and the amount of grading and cutting that may be necessary to
20 build on that lot.

21
22 Ms. Thompson stated that there was a two-foot average for cut and fill that was required for each
23 of the lots, and they met that requirement for all of the lots, including Lot 3.

24
25 There being no further questions from the Commission for the Applicant, Chair Cameron opened
26 the public hearing at 7:23 p.m.

27
28 Kathy Dasgupta, 110 Gleahaven Road, noted that they were selling their home and are moving out
29 of state. She explained that she still cares about this proposal because she cares about the neighbors
30 and their street. She noted that she received the letter about the neighborhood meeting the day of
31 the meeting, so she was not able to attend the meeting. She referenced points 6 and 12 of the
32 criteria to be considered for approval. She stated that the applicant had indicated that they were
33 planning to install 3-car garages on all 4 properties, which she found concerning because it
34 indicated that they would be very similar homes, and all the current homes on Gleahaven are
35 different and unique. She shared examples of comments received from real estate brokers when
36 they hosted an open house, and they all questioned what was going to happen at this corner. She
37 stated that based on this input, they ended up listing their home lower than originally planned
38 because of concerns raised about the potential development. She shared concerns about the traffic
39 this proposed development will bring to Gleahaven and its intersection with Gleason Lake Road.

40
41 Ryan Schultz, 108 Gleahaven Road, noted that he had already submitted most of his concerns with
42 this proposal via email to the City. He referenced the 2013 variance that ended up being the lot
43 they bought and built a home on. He explained that there was one home on the lot at the time,
44 which was a meth house, which had to be torn down. He stated that this was not the same case as
45 this situation because these two homes are fine and do not need to be torn down. He stated that
46 there is a curvature to Gleahaven Road, so even parking on the street is difficult, and expressed

1 concern about adding 4 additional homes to the street. He stated that he felt this proposal was too
2 much in the area. He stated that the 2013 variance request was not opposed by any of the
3 neighbors, and explained that his builder at the time went to all the neighbors and got their approval
4 for the subdivision of the lot.

5
6 Michelle Schultz, 108 Gleahaven Road, stated that she had also submitted comments via email to
7 the City. She stated that they were also not able to attend the neighborhood meeting because they
8 were out of town. She referenced the topography of the land, and noted that the hill and the trees
9 currently in place help to block the noise and the view of the busy County road. She expressed
10 concern that if the lot were leveled, they would end up with a view of the busy County road. She
11 stated that, in addition to concerns related to noise and the view, she was also concerned about
12 adding 4 homes and the traffic that will bring. She explained that their kids take the school bus
13 and wait on the corner, where it can be dangerous with traffic coming around the curve in the road.
14 She stated that she and her husband have lived in their home since 2015, and the homes being
15 discussed were owner-occupied until about 2020. She noted that there has been some turnover of
16 occupants in the apartment unit, but overall, they have had no issues with the renters for these
17 properties. She explained that she did not think that these were currently rental properties, which
18 should be a consideration in the City's decision about whether to allow the subdivision or not.

19
20 Dan Foss, 133 Gleahaven Road, stated that their neighborhood is unique because the cul-de-sac is
21 about 6 acres for 10 homes, and asked how this was zoned as R-3. He noted that the developer
22 had described it as high-density single-family dwelling units. He stated that he thinks the history
23 of the area is important and would like to understand how the City could end up allowing 30 homes
24 on those 6 acres with this zoning designation, which would be a drastic change. He reiterated his
25 request to understand how this could happen, why the City allowed it, and why it was designated
26 R-3/high-density. He stated that he felt subdividing the parcel in 2013 opened Pandora's Box. He
27 stated that allowing 30 homes in this area under the 'rules' of the City would be ridiculous. He
28 stated that the people who live here appreciate the current uniqueness of the neighborhood.

29
30 Doug Weston, 106 Gleahaven Road, stated that they have lived here for 16 years and bought here
31 because they loved the lot and the neighborhood and its differentiation. He noted that there has
32 been a lot of talk about stormwater management, and from their perspective, all the water comes
33 down from the hill and drains into the ditch on their property. He stated that at times this can end
34 up being like a river and gushes down to the area and meanders through their property. He stated
35 that if they do away with a lot of the seepage that can occur on the open ground, he felt this situation
36 would only get worse. He stated that was one of his major concerns, and referenced another
37 neighbor in the area who wasn't here tonight who had shared the same concerns with him related
38 to stormwater management. He stated that the character of the neighborhood would change
39 dramatically if the City allowed 4 more homes to be built.

40
41 There being no other member of the public wishing to comment further on the application, Chair
42 Cameron closed the public hearing at 7:46 p.m.

43
44 Chair Cameron referenced a question asked during the public hearing about the R-3 zoning and
45 the references to both high and low density. He noted that his understanding was that there was
46 no high and low because it was just guided for 1 to 3 units per acre.

1
2 Mr. Sharpe stated that the difference was Comp Plan guidance versus zoning. He explained that
3 the Comprehensive Plan guidance sets the zoning, which determines the maximum density allowed
4 in those zones, and is the overarching rule that in this case allows up to 3 units per acre. He noted
5 that both guidance and zoning apply to the application, and stated that the zoning district had the
6 more nuanced and detailed standards that reflected the Comprehensive Plan guidance. He stated
7 that the purpose of the R-3 zoning district was to have high-density single-family dwelling units,
8 but that is a high density within the context of Wayzata, and must meet the overall guidance of 1
9 to 3 units per acre.

10
11 Chair Cameron stated that with this information, if you ignored property lines on the 6 acres of the
12 neighborhood, that would mean it would be guided for a total of 6 to 18 houses.

13
14 Mr. Sharpe stated that it was correct, but noted that he believed 10 acres was used, which would
15 mean 10 to 30 homes.

16
17 Commissioner Schwalbe asked the applicant to address the last-minute notice of the neighborhood
18 meeting.

19
20 Ms. Thompson apologized for the last-minute notice of the neighborhood meeting, but noted that
21 a neighborhood meeting in this instance was not required. She explained that this was why she
22 had gone around the neighborhood knocking on doors to speak with the residents in the
23 neighborhood. She stated that later in the process, staff had recommended that they hold a
24 neighborhood meeting even though it wasn't required, and that was why the notification ended up
25 being last-minute. She stated that she appreciated the concerns that had been shared in the public
26 hearing and that they cared so much about the neighborhood. She stated that many of the
27 comments referenced 4 new homes, but clarified that it would only be 2 additional homes because
28 there were already 2 homes there. She noted that there was a concern raised about the 3-car garage
29 and explained that they had only shown that on their plans to show that it would be possible, and
30 it was not intended to show that the homes would be cookie-cutter homes. She assured the residents
31 that the homes would be custom and beautiful. She reviewed some of the benefits of this project
32 moving forward, including park dedication fees. She noted that she believed the R-3 zoning of the
33 property came into effect sometime in the 1970s.

34
35 Mr. Sharpe explained that staff found that in 1971, the properties were zoned R-2, and in 1980,
36 they were zoned R-3, but noted that it was unclear when the exact action to rezone the properties
37 took place. He stated that the properties have been zoned R-3 at least since 1980, but it was
38 possible that it took place before that time.

39
40 Ms. Thompson stated that she understood the concern raised by Mr. Foss, but didn't think many
41 of the lots in the neighborhood would be able to meet the criteria for subdividing their lots, so they
42 wouldn't be able to put that many homes in. She stated that she will have their engineer look into
43 the stormwater drainage concerns raised by Mr. Weston.

44
45 Commissioner Schwalbe stated that she had driven through the neighborhood a few times, and if
46 she were to pick out homes that were rental properties, she would have picked these two homes

1 because they look like they have not been carefully tended to. She noted that she sensed that better
2 homes may be a benefit to the neighborhood and make it even more beautiful, as long as they could
3 maintain the trees and the brightness. She agreed with Ms. Thompson that this request was just
4 for 2 additional homes and not 4. She reiterated that she thought this proposal would be an
5 advantage to the community as a whole to have new construction there.
6

7 Commissioner Ankeny stated that she also drove through the neighborhood several times and
8 thought the two existing homes looked dated and not in character with the rest of the neighborhood.
9 She stated that she also felt that it may be better for the neighborhood to have 2 new homes there,
10 and believed the proposed homes would be to scale in the neighborhood. She stated that her initial
11 thoughts on this proposal were that it could be an improvement for the neighborhood.
12

13 Commissioner Elg stated that he appreciated the comments shared by Commissioners Schwalbe
14 and Ankeny, but he had mixed feelings because he lived on a street that was almost identical to
15 this area. He stated that a long vacant lot in his neighborhood was being developed with a two-
16 story home that has a 4-car garage, which is completely outside of the character of his street. He
17 explained that he was sympathetic to the concerns shared by the neighbors, but noted that he felt
18 this proposal would help decrease the noise from the road. He noted that he agreed that the existing
19 homes were not very attractive, and felt it was highly unlikely that the 4 homes would be identical
20 with 3-car garages in the front. He stated that he believed it was more likely that they would all
21 be unique custom-built homes. He noted that beautiful new homes would be a lot better than 2
22 ugly homes.
23

24 Commissioner VanLoy stated that he didn't think the fact that these homes are rental properties
25 should be part of the discussion. He noted that he has split feelings about this proposal, and felt
26 that 4 homes on this property was knocking on the door of the smallest lot in the neighborhood.
27 He stated that he understood that change can be hard, but also did not think that this change would
28 be bad, and reiterated his concern about the lot sizes being so different than the majority of the
29 homes in the neighborhood.
30

31 Chair Cameron stated that he lives in a similar neighborhood, and a lot was subdivided about 8
32 years ago, and the result was that 2 larger homes that essentially look like garages were put in. He
33 noted that if they were to build 4 houses right next to each other, and over 50% of the frontage of
34 the homes is garages, he felt that would be an issue, because it would be out of character with the
35 neighborhood. He explained that he had walked the neighborhood to get a different perspective,
36 and he was struck by the fact that all the homes in the neighborhood have large front yard spaces,
37 and there was also a lot of separation between the homes, which he felt was lost in the current
38 proposal. He stated that he felt having 3 lots instead of 4 would be a better fit for the area.
39

40 Commissioner Plantan stated that she was sympathetic with the neighbors, but the Commission's
41 job is to go back to the guiding documents, and the proposal for 4 lots doesn't require any variances
42 or rezoning, and aligns with the City's Comprehensive Plan and the density guidance. She stated
43 that change can be hard, but in reviewing this proposal, the stormwater management will be
44 improved, the tree plan is generous and sensitive to the heritage trees, and would be across all 4
45 lots. She stated that this would go from having 3 families living on these lots to 4 families.
46

1 Commissioner Elg stated that he agreed that 3 homes rather than 4 homes would be a better fit.
2 He referenced a situation near The Landings Hotel where they were seeking 3 homes, and the City
3 had encouraged them to come back with 2, and that has turned out beautifully.
4

5 Commissioner Severson noted that she agreed with most of what had already been shared by the
6 Commission. She noted that one of the things that she was getting hung up on was the slope of
7 Lot 3, and stated that the character of the neighborhood would look different if it had flat lots. She
8 explained that she could go either way on this proposal,
9

10 Commissioner Schwalbe stated that the building process is not very pleasant for the neighborhood
11 because of the necessary trucks, dirt, and noise, but they need to look ahead to what it can bring in
12 the future. She stated that in this case, she believed that they would end up having beautiful homes
13 after they live through a year or two of dirt.
14

15 Commissioner Elg stated that, within the criteria for consideration, the only one they are really
16 discussing is whether this would change the character of the neighborhood.
17

18 Commissioner Plantan asked for the garage setback requirements for R-3A.
19

20 Mr. Sharpe explained that within R-3A, two setbacks apply: a house setback of 20 feet and the
21 garages must be setback 25 feet, but clarified that R-3 did not have that requirement.
22

23 Commissioner Ankeny asked if the Commission could make that a condition of approval.
24

25 Mr. Schelzel stated that the Code would allow for adding conditions of approval as long as they
26 are appropriate, and go toward protecting the health, safety, welfare, comfort, and convenience of
27 the City. He stated that the conditions need to be reasonable and need to be linked to something.
28

29 Commissioner Severson stated that having 4 narrow lots was not in character with the
30 neighborhood, and also felt there was the potential that the architectural appearance, scale, and
31 mass could negatively impact the neighborhood. She clarified that she wasn't saying that the
32 Commission shouldn't recommend approval of the proposal, but there were some possible adverse
33 impacts from this application.
34

35 Chair Cameron reiterated his concerns about the proposed homes not matching the space between
36 homes in the rest of the neighborhood, and explained that he would feel better if they had 3 lots
37 instead of 4.
38

39 Commissioner Elg stated that someone would buy one of the single-family homes, tear it down,
40 and, if they didn't ask for variances, could build a home without neighborhood input, which could
41 still change the character of the neighborhood.
42

43 Commissioner VanLoy stated that the home on Lot 3 will end up being a beacon on a hill because
44 of the topography, which will stand out as being out of character with the neighborhood.
45

46 Commissioner Schwalbe asked if there would be leveling on land.

1
2 Chair Cameron noted that the applicant had mentioned there would be earthwork.

3
4 Mr. Sharpe explained that the City had a maximum amount of grading that is allowed without City
5 Council approval, and this proposal was beneath that requirement, so it would not require City
6 Council approval. He noted that there would be grading, cutting, and filling as part of the project.

7
8 Chair Cameron asked for a motion.

9
10 Commissioner Severson made a motion, seconded by Commissioner Cameron, to direct staff to
11 prepare a draft Planning Commission Report and recommendation of denial of the request for a
12 Subdivision at 190 Gleason Lake Road and 121 Gleahaven Road with the appropriate findings
13 related to the negative impacts of it altering the character of the neighborhood, the scale, pattern,
14 density, and character of the homes, related to criteria 5, 6, and 7 of the Subdivision Ordinance.

15
16 Upon a roll call vote, the motion failed with 3 Ayes (Cameron, VanLoy, and Severson), 4 Nays
17 (Ankeny, Plantan, Schwalbe, and Elg).

18
19 Commissioner Elg explained that he had not meant to say Nay and should have changed his vote
20 to Aye.

21
22 Mr. Schelzel stated that in light of Commissioner Elg's statement, Chair Cameron could ask for
23 the same motion again, and they could take another vote.

24
25 Commissioner Severson made a motion, seconded by Commissioner Cameron, to direct staff to
26 prepare a draft Planning Commission Report and recommendation of denial of the request for a
27 Subdivision at 190 Gleason Lake Road and 121 Gleahaven Road with the appropriate findings
28 related to the negative impacts of it altering the character of the neighborhood, the scale, pattern,
29 density, and character of the homes, related to criteria 5, 6, and 7 of the Subdivision Ordinance.

30
31 Upon a roll call vote, the motion carried with 4 Ayes (Cameron, Elg, Severson, and VanLoy), 3
32 Nays (Ankeny, Plantan, and Schwalbe).

33
34 **AGENDA ITEM 6. Other Items:**

35
36 **b) Review of Development Activities**

37
38 Mr. Sharpe noted that the City has had a slow spring with building permit requests.

39
40 **c) Planning Commission Meeting Schedule**

41
42 Commissioner Severson stated that she would not be at the next Planning Commission meeting.

43
44 Mr. Sharpe suggested that she could send him an email if she wanted to weigh in on the potential
45 bylaw change discussion.

46

1 **AGENDA ITEM 7. Adjournment.**

2
3 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

4
5 Commissioner Cameron made a motion, seconded by Commissioner Ankeny, to adjourn the
6 Planning Commission meeting.

7
8 The motion carried unanimously.

9
10 The Planning Commission meeting was adjourned at 8:32 p.m.

11
12 Respectfully submitted,
13 Kayla Atkins Rokosz
14 *TimeSaver Off Site Secretarial, Inc.*

15



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: February 23, 2026	AGENDA ITEM: 4.b
TITLE: Approve Planning Commission Report and Recommendation of Denial of Subdivision by Preliminary Plat at 190 Gleason Lake Road and 121 Gleahaven Road	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: March 22, 2026	

BACKGROUND:

Lake West Development LLC has submitted an application for a subdivision at 190 Gleason Lake Road and 121 Gleahaven Road on behalf of the property owner, Dave Heil. The proposed subdivision would divide the two existing single-family lots into four separate single-family lots. If approved, the subdivision would create four lots that conform to the requirements of the R-3 Zoning District.

The attached staff report provides additional information on the project proposal.

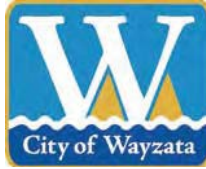
On February 9, 2026, the Planning Commission held a public hearing and directed staff to prepare a Report and Recommendation of denial of the subdivision.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation of denial.

ATTACHMENTS:

1. Report and Recommendation of Denial for Subdivision by Preliminary plat at 190 Gleason Lake and 121 Gleahaven
2. Staff Report
3. Applicant Narrative
4. Plan Set
5. Public Comments Received by February 4, 2026



WAYZATA PLANNING COMMISSION

February 23, 2026

REPORT AND RECOMMENDATION OF DENIAL OF SUBDIVISION AT 190 GLEASON LAKE ROAD AND 121 GLEAHAVEN ROAD

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Application. Lake West Development LLC (the “Applicant”), on behalf of property owner David Heil, has submitted an application for approval of a preliminary plat for a subdivision of the property at 190 Gleason Lake Road and 121 Gleahaven Road, legally described on Attachment A, (together, the “Property”) that would divide two existing single-family lots into four separate single-family lots.

1.2 Approval Request. The following approval is requested in the Application:

Preliminary Plat for subdivision of the Property into four (4) residential lots (“Preliminary Plat” or “Proposed Subdivision”)

1.3 Property. The street address, property identification number, and owner of the Property are as follows, and the legal description of the Property is attached.

190 Gleason Lake Road	05-117-22-13-0014	David Heil
121 Gleahaven Road	05-117-22-13-0032	David Heil

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

Zoning:	R-3 Single and Two Family Residential District
Comp Plan:	Low Density Residential (1 to 3 units per acre)
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

- 1.5 Notice and Public Hearing; Neighborhood Notification. Notice of a public hearing on the Application was published in the *Sun Sailor* on January 29, 2026 and mailed to all property owners located within 500 feet of the Property on January 28, 2026. The public hearing on the Application was held at the February 9, 2026 Planning Commission meeting. Although not required, the Applicant sent a neighborhood notification letter regarding the Application to all property owners within 500 feet of the Property and held a neighborhood meeting on February 2 at City Hall.

Section 2. STANDARDS

2.1 Subdivision / Preliminary Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code (the "Subdivision Ordinance"). In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:
1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
 5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
 7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Proposed Subdivision / Preliminary Plat.

- A. The Planning Commission finds that there would be significant adverse effects of the Proposed Subdivision based upon the following factors found in Section 1003.02.E of the Subdivision Ordinance:
 1. The Proposed Subdivision is not consistent with the Wayzata Comprehensive Plan's goals of:
 - A. Respecting the existing scale, character and pattern of the City, and recognizing existing neighborhoods (Wayzata Physical Plan).

- B. Relating development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities, in this case the slope and topography of the Property (Comprehensive Plan).
1. The Proposed Subdivision would create four narrow lots in place of two existing lots that are smaller than most of the lots in the neighborhood, significantly changing the scale, pattern and character of the neighborhood and leading to homes much closer to each other and the roadways, with two new access points on to Gleahaven Road. One of the lots (Lot 3) of the Proposed Subdivision would also significantly alter the existing elevated area and slope of the Property.
 2. The building pads that would result from the Proposed Subdivision would not minimize filing or grading, but rather require significant grading and filing on proposed Lot 3, which has steep topography.
 3. The creation of four lots on the Property that currently comprises two lots would adversely impact the scale, pattern or character of the surrounding neighborhood by doubling the density of the Property and creating lots that are smaller than most of the surrounding lots.
 4. The size of the lots, the likely building pads, and the site layout within the Proposed Subdivision do not respond well to nor are they reflective of the surrounding lots and neighborhood character, which would support a subdivision with fewer, larger lots, with greater spaces between adjacent homes and driveways.
 5. The lot sizes that would result from the Proposed Subdivision would be dissimilar from most of the larger lots found in the surrounding neighborhood.

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 Proposed Subdivision requested in the Application.

Adopted by the Wayzata Planning Commission this 23rd day of February 2026.

Attachments:

Attachment A: Legal Description of Property

Attachment A
Legal Description of Property

DRAFT



**Staff Report
Wayzata Planning Commission
February 9, 2026**

Project Name: Glea Haven 2nd Addition
Approval Request: Subdivision
Applicant: Lake West Development LLC
Addresses of Request: 190 Gleason Lake Road and 121 Gleahaven Road
Applicant's Representative: Kelsey Thompson
Property Owner: David Heil
Prepared by: Nick Kieser, Parks and Environment Planner

“60 Day” Decision Deadline: March 14, 2026

Development Application Introduction

Lake West Development, LLC has submitted an application for a subdivision at 190 Gleason Lake Road and 121 Gleahaven Road on behalf of the property owner, Dave Heil. The proposed subdivision would divide the two existing single-family lots into four separate single-family lots. If approved, the subdivision would create four lots that conform to the requirements of the R-3 Zoning District.

The property identification number and owner of the properties are as follows:

Address	PID	Owner
190 Gleason Lake Road	05-117-22-13-0014	David Heil
121 Gleahaven Road	05-117-22-13-0032	David Heil

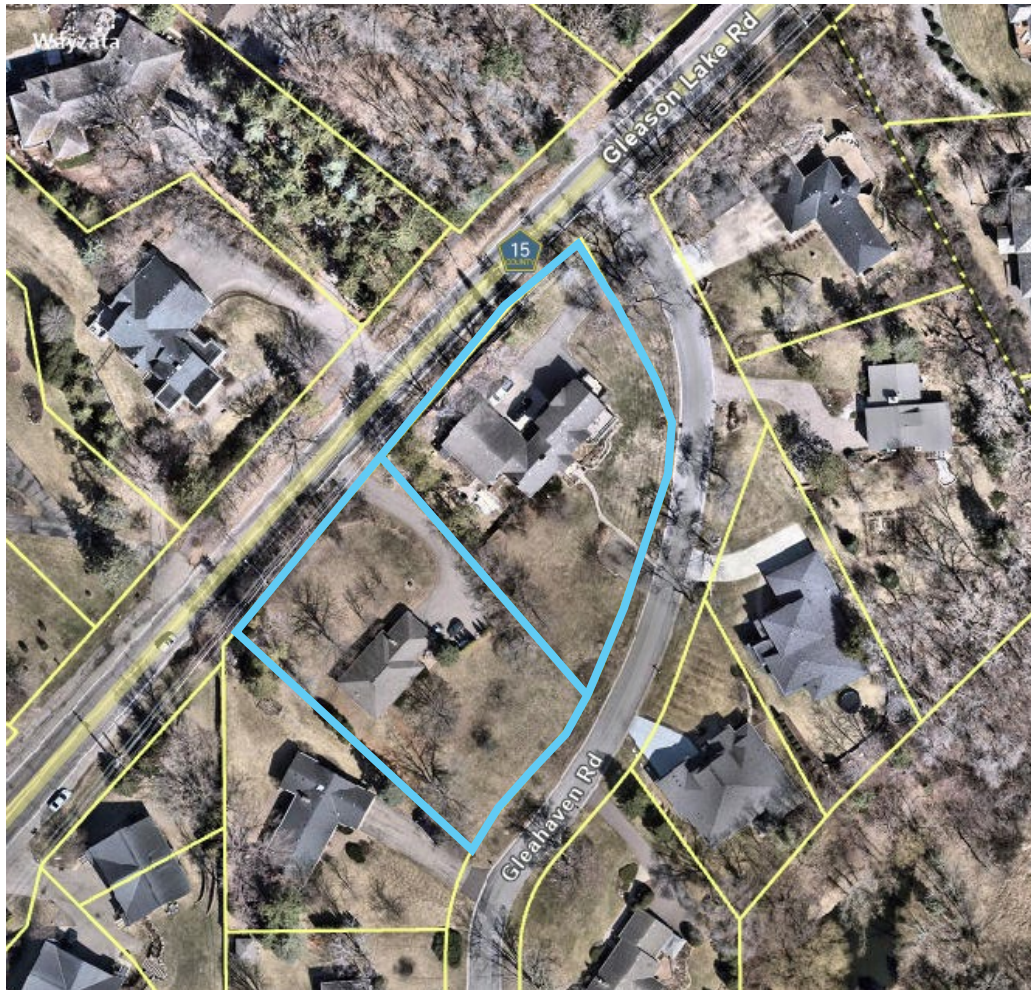
The current zoning and comprehensive plan land use designation for the property is as follows:

Current Zoning:	R-3 Single and Two Family Residential District
Comprehensive Plan Designation:	Low Density Residential (1 to 3 units per acre)
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

Project Location

The subject parcels are located on the southeast side of Gleason Lake Road along Gleahaven Road. Access to 121 Gleahaven Road is provided from Gleason Lake Road, while access to 190 Gleason Lake Road is provided from Gleahaven Road.

Map 1: Project Location



Source: Hennepin County

Application Requests

As part of the development application, the applicant is requesting approval of the following item:

1. **Subdivision §1001.02:** The applicant is requesting a Subdivision to create four parcels from the existing two parcels.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on January 29, 2026. The public hearing notice was mailed to all property owners located within 500 feet of the subject property on January 28, 2026.

Neighborhood Notification

Although not required, the applicant sent a neighborhood notification letter regarding the proposal to all property owners within 500 feet from the subject properties. A neighborhood meeting was held by Lake West on Monday, February 2 at City Hall to discuss the project.

The applicant reported that only one stakeholder attended the neighborhood meeting. The attendee raised questions regarding drainage, the construction timeline, the appearance of the proposed homes, and the history of the R-3 Zoning District in the neighborhood.

Public Comment

As of February 4, staff has received four separate public comments regarding the subdivision application. The public comments are attached to the agenda packet for review. The public comments provided are against the proposed subdivision. The general concerns regarding the application are listed below:

- Increased density
- Safety and traffic concerns
- Tree removal
- Reduced property values
- Out of neighborhood character

Existing Conditions

Each of the existing lots contains a single-family home and together encompass a total area of 61,499 square feet (1.41 acres), excluding the right-of-way. Access to 190 Gleason Lake Road is provided via a driveway from Gleahaven Road, while access to 121 Gleahaven Road is provided via a driveway from Gleason Lake Road. The existing homes comply with all requirements of the R-3 Zoning District, including setbacks and impervious surface limitations. A total of 27 trees were surveyed across the two lots, three of which are classified as Heritage trees.

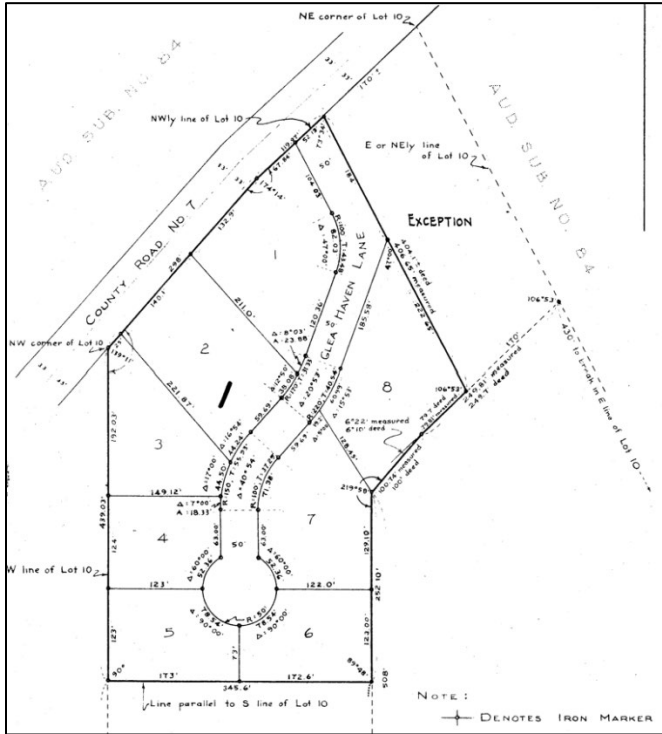
Gleahaven Subdivision History

The original Gleahaven Subdivision, approved in 1956, created eight parcels along Gleahaven Lane. The road name was changed from Gleahaven Lane to Gleahaven Road as it is currently named now. As depicted in the recorded plat image below, the northeastern property within this subdivision was exempt from the subdivision at that time.

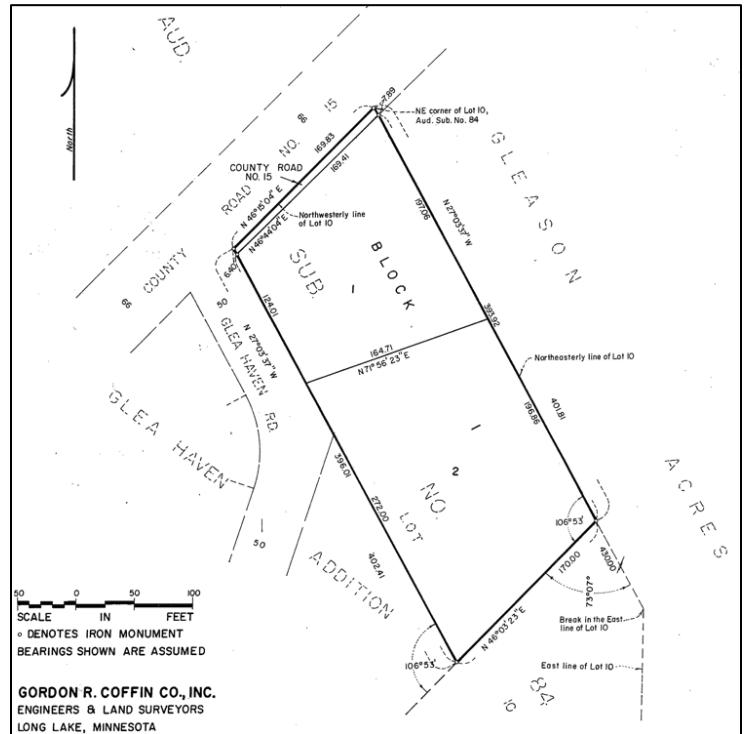
In 1971 the neighborhood was zoned R-2, the next available records from 1980 show that the neighborhood was zoned R-3.

In 1983, the previously exempt property within the original Glea Haven Subdivision was subdivided from a single parcel into two parcels, as shown in the plat image below, known as the Goodwin Addition. These two parcels now have access from Gleahaven Road.

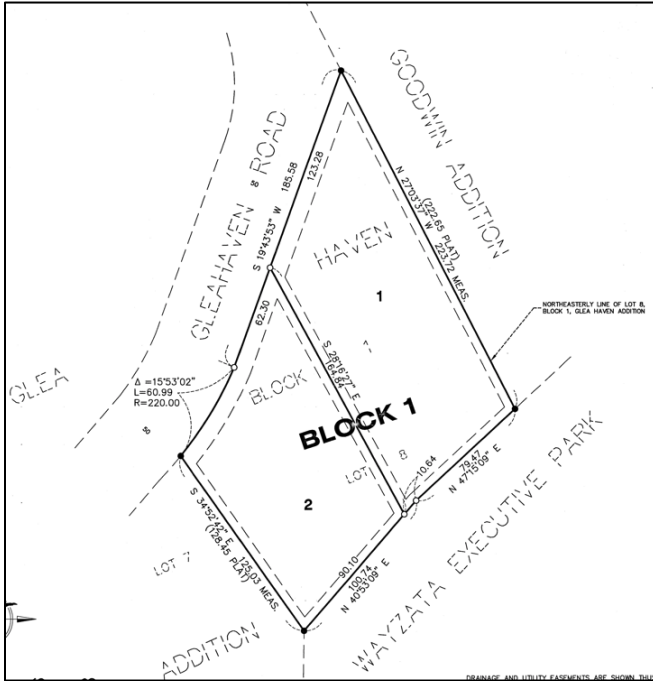
Since sometime between 1971 and 1980, the subject properties and neighboring lots have been zoned R-3. The R-3 zone has reduced lot area and setback requirements that have allowed the previously noted subdivisions to meet requirements.



1956 Subdivision – Glea Haven



1983 Subdivision – Goodwin Addition



2013 Subdivision – Glea Haven 2nd Addition

In 2013, Lot 8 from the original Glea Haven Subdivision was subdivided from one parcel into two parcels, as shown in the plat image below, referred to as the Glea Haven 2nd Addition.

Past Application

In 2017, the property owners of 190 Gleason Lake Road and 121 Gleahaven Road submitted a development application to subdivide the two properties into five single-family residential lots. The City Council denied the application under Resolution 38-2017. According to the findings in the Planning Commission Report and Recommendation, the application was denied based on the following considerations:

- The proposed building pads would have negative impacts on sensitive areas
- The proposed building pads would require significant alteration of natural topography and require significant filing and grading.
- A substantial number of trees would be removed.
- The proposed lots were significantly smaller than the existing lots in the neighborhood which would adversely impact the scale, pattern, and character of the surrounding neighborhood.
- The surrounding lots are significantly larger and are wooded lots.
- The average proposed lot size was 12,290 square feet compared to the average existing lot size within the neighborhood being 22,089 square feet.

Topography

The site’s highest elevation is located on the southern lot at an elevation of 986 feet. The topography slopes down to the northern most lot to an elevation of 966 feet. The lowest elevation is located at the street level on Gleahaven Road near the north end of the

properties. This represents a total elevation change of 20 feet across the properties, including the right-of-way.

According to the proposed plans, the ground floor elevation of Lot 4 is 985 feet, while the ground floor elevation of Lot 1 is 970.5 feet, indicating that the ground floor elevations of the proposed homes appear to reflect the existing home grades. Upon issuance of a building permit, the applicant will be required to submit cut and fill calculations to the Engineering Department, detailing the amount of grading necessary for each lot.

Zoning District

The properties are zoned R-3 Single and Two Family Residential District. The purpose of this district is to “provide a district for high density single family dwelling units and to introduce on a restricted basis, two family dwelling units, accessory dwelling units, and directly related, complementary uses.”

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Low Density Residential. This category represents the single-family home developments within and in close proximity to the community core. Densities within the category range from 1 to 3 units per acre. The primary residential structure of this category is single-family units.

The proposed subdivision has a density of 2.84, which complies with the Low Density Residential land use designation.

Proposed Subdivision

The applicant is proposing to subdivide the property into four new single-family lots. This application is subject to the preliminary and final plat approval process. The submitted preliminary plat illustrates the proposed lots and the approximate building pads for each lot. These building pads are provided for reference purposes only; the exact home configurations will be determined at the time of building permit submittal and must comply with all requirements of the R-3 Zoning District.

The tables below present the requirements of the R-3 Zoning District and the Shoreland Overlay District, along with the proposed lot dimensions, areas, and conformance to those requirements.

	R – 3 Requirement	Lot 1	Lot 2	Lot 3	Lot 4
Lot Size	9,000 sf	15,580 sf	14,107 sf	15,769 sf	15,996 sf
Lot Width	60 feet	87 feet	75 feet	75 feet	75 feet
Lot Depth	100 feet	173.58 feet	173.58 feet	202.58 feet	212.83 feet
Lot Coverage	30%	16.05%	17.72%	15.85%	15.63%
Impervious Surface	35%	23.18%	29.43%	28.58%	28.33%

R-3 Setback Requirement	
Front Yard Setback	20 Feet
Side Yard Setback	10 Feet
Front Yard Setback	20 Feet

Each home that is constructed would be required to meet these setback requirements along with the additional R-3 Zoning District requirements.

	Shoreland Overlay District Requirement	Lot 1	Lot 2	Lot 3	Lot 4
Impervious Surface	25%*	23.18%	29.43%	28.58%	28.33%

*The lots may exceed 25% impervious surface, up to the maximum allowed 35% under the R-3 Zoning District, provided that stormwater management measures are implemented and approved by the Engineering Department.

Tree Preservation

A total of 26 trees are located on the two parcels, in addition to one Ash tree situated within the right-of-way at the northern end of the subdivision that is not included in the replacement calculations and is planned to be preserved. Based on the City Forester’s review, two trees are classified as exempt to the replacement calculations due to their species and condition. In addition, one tree on the property is designated as a Heritage tree and will be preserved.

For new home construction, tree replacement requirements are evaluated on a lot-by-lot basis. The tables below provide a summary of significant tree removal and the corresponding tree replacement requirements for each lot.

Lot 1	
Total Significant Tree Inches	55.5 inches
Total Significant Tree Removal	0
Removal Allowance (25%)	13.88
Replacement Required	0

Lot 2	
Total Significant Tree Inches	92.5 inches
Total Significant Tree Removal	27
Removal Allowance (25%)	23.13
Replacement Required	3.88

Lot 3	
Total Significant Tree Inches	99 inches
Total Significant Tree Removal	82
Removal Allowance (25%)	24.8
Replacement Required	57.3

Lot 4	
Total Significant Tree Inches	87 inches
Total Significant Tree Removal	30
Removal Allowance (25%)	21.8
Replacement Required	8.3

In total, 69.5 inches of tree replacement are required across the properties. Based on the tables above, the majority of the tree replacement would be required on Lot 3. As this proposal involves a subdivision, staff is recommending that the required tree replacement inches be distributed among all lots, rather than concentrating a significant portion of the replacement on Lot 3. If the subdivision were to be approved, this would allow for better screening from a county roadway and all of the lots created to have a more proportional distribution of trees rather than the concentration on a single lot.

The applicant proposes to install the equivalent of 71.5 tree inches across the site, consisting of a total of 25 trees. This proposed replacement plan meets the applicable code requirements for the amount of tree removal associated with the project.

Stormwater

In 2016, a street improvement project was completed for Gleahaven Road, which included the installation of an underground stormwater management facility within the right-of-way of 190 Gleahaven Road. This facility would be protected as part of the proposed project. Should any of the proposed lots exceed 25% impervious surface, the builder will be required to implement additional stormwater management measures on the affected lot. Furthermore, each lot exceeding the 25% impervious surface threshold must enter into a Stormwater Management Maintenance Agreement.

The applicant has indicated that, as part of building construction, an underground storage facility will be installed to enhance stormwater management for the proposed homes.

Surrounding Neighborhood

The Gleahaven Road cul-de-sac currently serves 11 homes, one of which has driveway access from Gleason Lake Road. With the proposed subdivision, the total number of homes would increase to 13, all of which would have access from Gleahaven Road.

The table below presents the areas of the existing lots, as well as the proposed lot sizes for the subdivision.

Address	Area (square feet)
106 Gleahaven Road	38,126
140 Gleahaven Road	26,277
100 Gleahaven Road	26,078
133 Gleahaven Road	21,213
160 Gleahaven Road	19,305
167 Gleahaven Road	19,249
108 Gleahaven Road	17,606
155 Gleahaven Road	17,572
110 Gleahaven Road	13,381
Proposed Lot 1	15,580
Proposed Lot 2	14,107
Proposed Lot 3	15,769
Proposed Lot 4	15,996

Engineering Department Comments

The Engineering Department provided the following comments for this development application:

1. When application is made for permits for individual lots, grading/earthwork quantities will be required for each lot. List cut volumes separate from fill volumes.
2. The existing water services (2) are ¾ inch services, extended from Gleason Lk Rd (Co Rd 15). These services must be permanently abandoned and physically disconnected from the water main (within 1-foot) when the existing houses are demolished. This work will require a utility permit from the City of Wayzata and a ROW permit from Hennepin County.
3. Water and sewer services to serve the new lots must be extended from water and sewer mains in the Gleahaven Road ROW. The existing sewer services (2) may be reused with approval from the Wayzata Utility Department (submit televising footage for review). This work will require utility permits and ROW excavation permits from the City of Wayzata.
4. Existing underground stormwater management facilities are present in the Gleahaven Road ROW adjacent to 190 Gleason Lake Road and shall be protected. See attached construction drawings from 2016 and show the facilities on utility and grading plans prior to applying for permits for individual lots.
5. When application is made for permits for individual lots, if proposed impervious surfaces exceed 25.0%, stormwater management will be required as well as a formal Storm Water Facilities Maintenance Agreement between the property owner and the City of Wayzata.
6. A separate ROW excavation permit is required from the City of Wayzata for any work in the Gleahaven Road ROW, including for driveway/curb cuts,

landscaping, and excavations required for utility work. Inspections of forms for concrete are required before concrete is poured, and inspections are required on aggregate base before street or curb paving or patching occurs. Milled lap-joints are required on all bituminous street patches.

7. Any work proposed in the Gleason Lake Road/Co Rd 15 ROW will require a permit from Hennepin County, including excavation work related to utilities and removal of existing driveways and subsequent restoration.
8. Due to the steep terrain, multiple rows of bio-logs or silt fence will be required along the west side of the site grading limits. Use bio-logs to anchor the silt fence rather than machine slicing the silt fence into the soil where tree roots are present.

Many of these comments would be applicable to the building permit process and would be incorporated into a Development Agreement for this subdivision.

Analysis of Application Requests

Subdivision (§1001.02) The City's Subdivision Ordinance regulates blocks, lots, easements, park dedication, sidewalks, streets, and utilities. No new blocks are created with this proposal. The proposed lots and utilities meet all of the standards of the Subdivision Ordinance.

Easements

The applicant will need to provide standard drainage and utility easements adjacent to all new property lines which are shown in the plan set submitted by the applicant.

Park Dedication (§1006.15)

As a prerequisite to final plat approval, applicants for a subdivision of land shall dedicate land for parks, playgrounds, public open spaces or trails and/or shall make a cash contribution to the City's Park Fund. When a subdivision is too small for practical dedication of public land, the applicant may be required to pay an equivalent cash fee for all or part of the portion to be dedicated based on the fair market value of the land on the day of the final plat approval.

For this application, staff does not propose any land to be dedicated for park dedication, so instead a cash contribution is requested.

Standards of Planning Commission Review of Application Requests

Subdivision Planning Commission Criteria (§1003.02.E)

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Chapter 909 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the proposed subdivision, for review and adoption at the next Planning Commission meeting.

Attachments

1. Applicant Narrative
2. Subdivision Plan Set

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Listed below are additional code provisions to review as part of this development application.

Subdivision Purpose (§1001.02.A):

1. To encourage well planned, efficient and attractive subdivisions, by establishing adequate and impartial standards for design and construction.
2. To provide for the health and safety of residents, by requiring properly designed streets and adequate sewer and water service.
3. To place the cost of improvements against those benefiting from their construction
4. To secure the rights of the public with respect to public lands and waters.
5. To set the minimum requirements necessary to protect the public health, safety, comfort, convenience and general welfare.

Subdivision Goals (§1001.02.B):

1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

After evaluating both a 5-lot and 4-lot option, Lake West worked closely with the City Development Director and met with neighbors within and around the Glea Haven neighborhood. Based on this, the decision was made to pursue a 4-lot plan. Neighbors expressed concerns with the continued use of the properties as rentals and indicated a preference for owner-occupied, single-family homes. When asked to compare the 6-lot, 5-lot, and 4-lot plans, the general consensus favored the 4-lot plan for a variety of reasons. Site plan comparisons are provided below.



Lot 1	
Lot Area	= 11,939 S.F.
House Area	= 2,500 S.F.
Driveway	= 1,000 S.F.
Misc Walks	= 150 S.F.
Total Area	= 3,650 S.F.
Coverage	= 30.57%

Lot 2	
Lot Area	= 11,844 S.F.
House Area	= 2,500 S.F.
Driveway	= 1,450 S.F.
Misc Walks	= 150 S.F.
Total Area	= 4,100 S.F.
Coverage	= 34.62%

Lot 3	
Lot Area	= 12,116 S.F.
House Area	= 2,500 S.F.
Driveway	= 1,450 S.F.
Misc Walks	= 150 S.F.
Total Area	= 4,128 S.F.
Coverage	= 34.07%

Lot 4	
Lot Area	= 12,749 S.F.
House Area	= 2,500 S.F.
Driveway	= 1,400 S.F.
Misc Walks	= 150 S.F.
Total Area	= 4,050 S.F.
Coverage	= 31.77%

Lot 5	
Lot Area	= 12,804 S.F.
House Area	= 2,500 S.F.
Driveway	= 1,400 S.F.
Misc Walks	= 150 S.F.
Total Area	= 4,050 S.F.
Coverage	= 31.63%

Figure 3. Illustrates a 5-lot Residential Plan meeting the 9,000 s.f. R-3 Zoning Requirements with average lot sizes of approximately 12,000 s.f..



Figure 4. Illustrates a 4-lot Residential Plan meeting the 9,000 s.f. R-3 Zoning Requirements with average lot sizes of about 15,000 s.f..

See below for lot information and details.

Benefits and Information/Details:

The proposed 4-lot plan removes the rental homes and replaces them with four for-sale, market-rate single-family homes. This results in a net increase of two lots. The average lot size is approximately 15,000 square feet, and the homes will range between 3,800 and 4,700 SF. The development is compliant with the R-3 zoning requirements, density guidance, grading standards, and shoreland overlay district requirements, while remaining consistent with the character of the neighborhood. In addition, the plan introduces stormwater management through an underground storage facility, treating run-off that is currently unmanaged. This plan asks for no variances and removes the uncontrolled driveway access off of the county road.

Overall Property Area = 1.411 Acres

Area Per Lot=

- Lot 1: 15,580 s.f.
- Lot 2: 14,107 s.f.
- Lot 3: 15,769 s.f.
- Lot 4: 15,996 s.f.

Density = 2.835 Units per Acre (Guided Density is between 1 and 3 units per acre)

Character of the Neighborhood:

An analysis of the surrounding neighborhood was completed, reviewing the property type, lot area, width, depth, and driveway configuration (shared or single). There are nine other homes on Gleahaven with all of the existing lots exceeding the 9,000 SF minimum, ranging between 13,000 SF and 38,000 SF. The lot width varies between 75 feet wide to a few being around 130 feet wide, all meeting the 60-foot minimum lot width requirement. There is a mixture of ramblers and two-story homes within the neighborhood. Other than the subject properties, all homes are owner-occupied, single family.

Table 1. Overview of R-3 Zoning Ordinance

R-3 SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT			
	Area (Sq Ft)	Width (Ft)	Depth (Ft)
Single-Family:	9,000	60	100
Two-Family/Duplex:	18,000	100	100
Setbacks:	FY 20: Ft	SY: 10 Ft	RY: 20 Ft
Purpose:	The purpose of the R-3 Single Family and Two Family Residential District is to provide a district for high density single family dwelling units		

A 2-lot subdivision was approved in 2014 directly across the road from the subject properties creating a 13,381 square foot lot and a 17,606 square foot lot with an overall density of 2.81 units per acre. These “newer” 2-story construction homes were built in 2014 and 2015.



Figure 5. Aerial of recently approved 2-lot subdivision, the 13,381 square foot lot is outlined in blue. The 17,606 lot is adjacent to the Northeast.

Anticipated Project Timeline:

Application Submittal: January 12, 2026
Neighborhood Meeting: February 2, 2026
Planning Commission: February 9, 2026
City Council: March 10, 2026

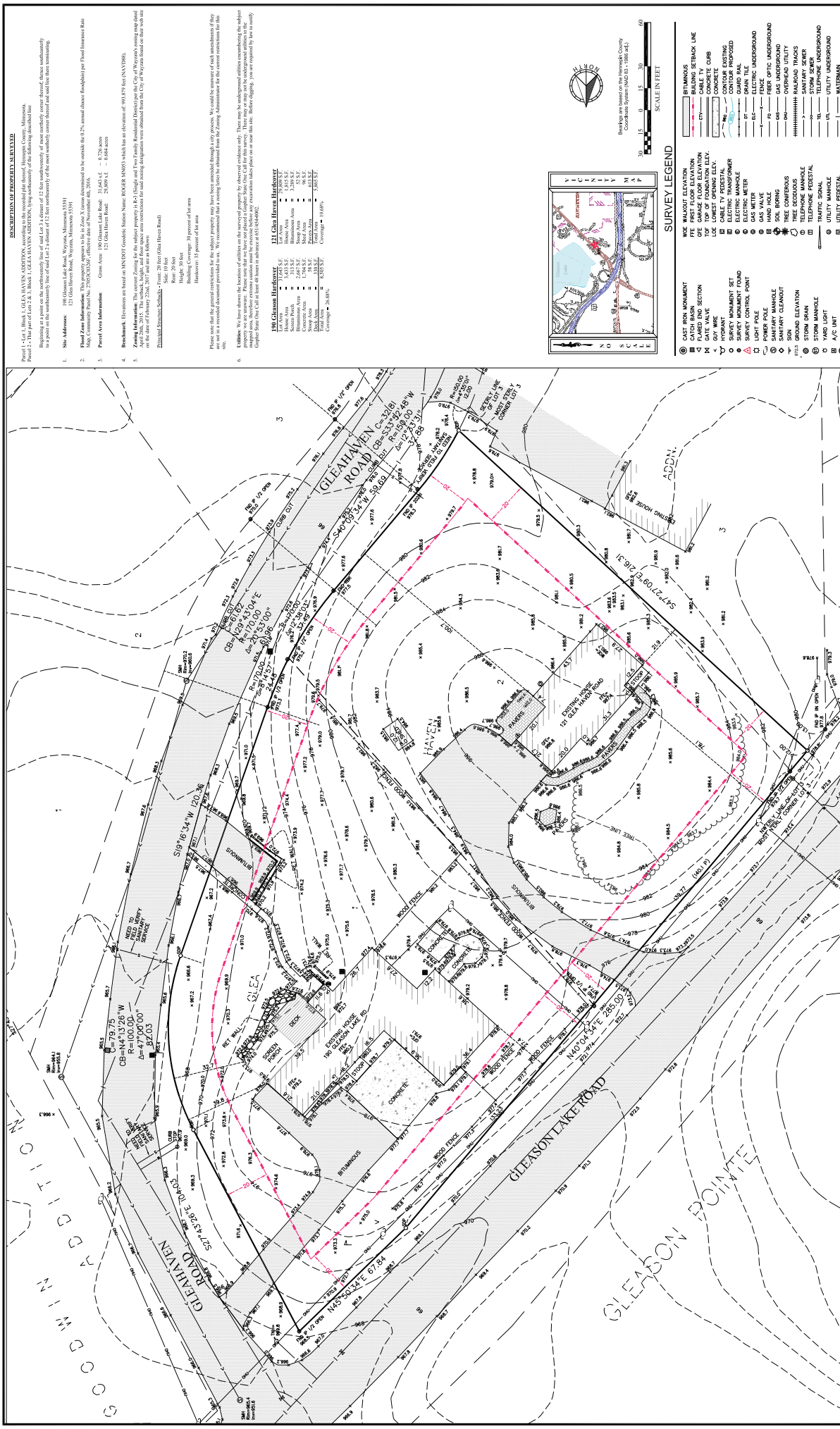
Conclusion:

Lake West and the development team appreciate the City’s review of this narrative and our application submittal package. While earlier concepts explored 6-lot and 5-lot layouts, significant effort was made to design a plan that best fits the neighborhood and fully complies with City code. The resulting 4-lot plan requires no variances, rezoning, or comprehensive guide plan amendments and aligns with established density guidance. We welcome any questions or feedback.

Sincerely,

Kelsey Thompson
Development Director

Cc: Dave Heil, Property Owner
Dan Schmidt, Sathre Berquist
Curt Fretham, Lake West



DESCRIPTION OF PROPERTY SURVEY

1. **Site Address:** 108 Gleason Lakes Road, Wayzata, Minnesota 55091
 121 Glen Haven Road, Wayzata, Minnesota 55091

2. **Plat:** 121 Glen Haven Road, Wayzata, Minnesota 55091

3. **Plat Area Information:** This property appears to be a 1.2-acre parcel located on the east side of Gleason Lakes Road, approximately 1/2 mile east of the intersection of Gleason Lakes Road and South Broadway. The property is bounded to the north by the 121 Glen Haven Road, to the east by the 108 Gleason Lakes Road, to the south by the 121 Glen Haven Road, and to the west by the 108 Gleason Lakes Road.

4. **Plat Area Information:** This property appears to be a 1.2-acre parcel located on the east side of Gleason Lakes Road, approximately 1/2 mile east of the intersection of Gleason Lakes Road and South Broadway. The property is bounded to the north by the 121 Glen Haven Road, to the east by the 108 Gleason Lakes Road, to the south by the 121 Glen Haven Road, and to the west by the 108 Gleason Lakes Road.

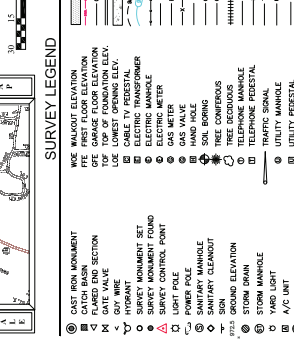
5. **Plat Area Information:** This property appears to be a 1.2-acre parcel located on the east side of Gleason Lakes Road, approximately 1/2 mile east of the intersection of Gleason Lakes Road and South Broadway. The property is bounded to the north by the 121 Glen Haven Road, to the east by the 108 Gleason Lakes Road, to the south by the 121 Glen Haven Road, and to the west by the 108 Gleason Lakes Road.

121 Glen Haven Road

Home Area: 1,143 S.F.
 Deck Area: 1,143 S.F.
 Total Area: 2,286 S.F.
 Coverage: 16.66%

108 Gleason Lakes Road

Home Area: 1,143 S.F.
 Deck Area: 1,143 S.F.
 Total Area: 2,286 S.F.
 Coverage: 16.66%



FIELD CREW		NO.	BY	DATE	REVISION
1	DLS	1500008			
DRAWN					
CHECKED					
DATE					
2023-07					
2023-07					

CERTIFICATE OF SURVEY

PREPARED FOR:
 Lake West Development, LLC

FILE NO.
 2023-001

1

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SATHRE-BERGOUST, INC.

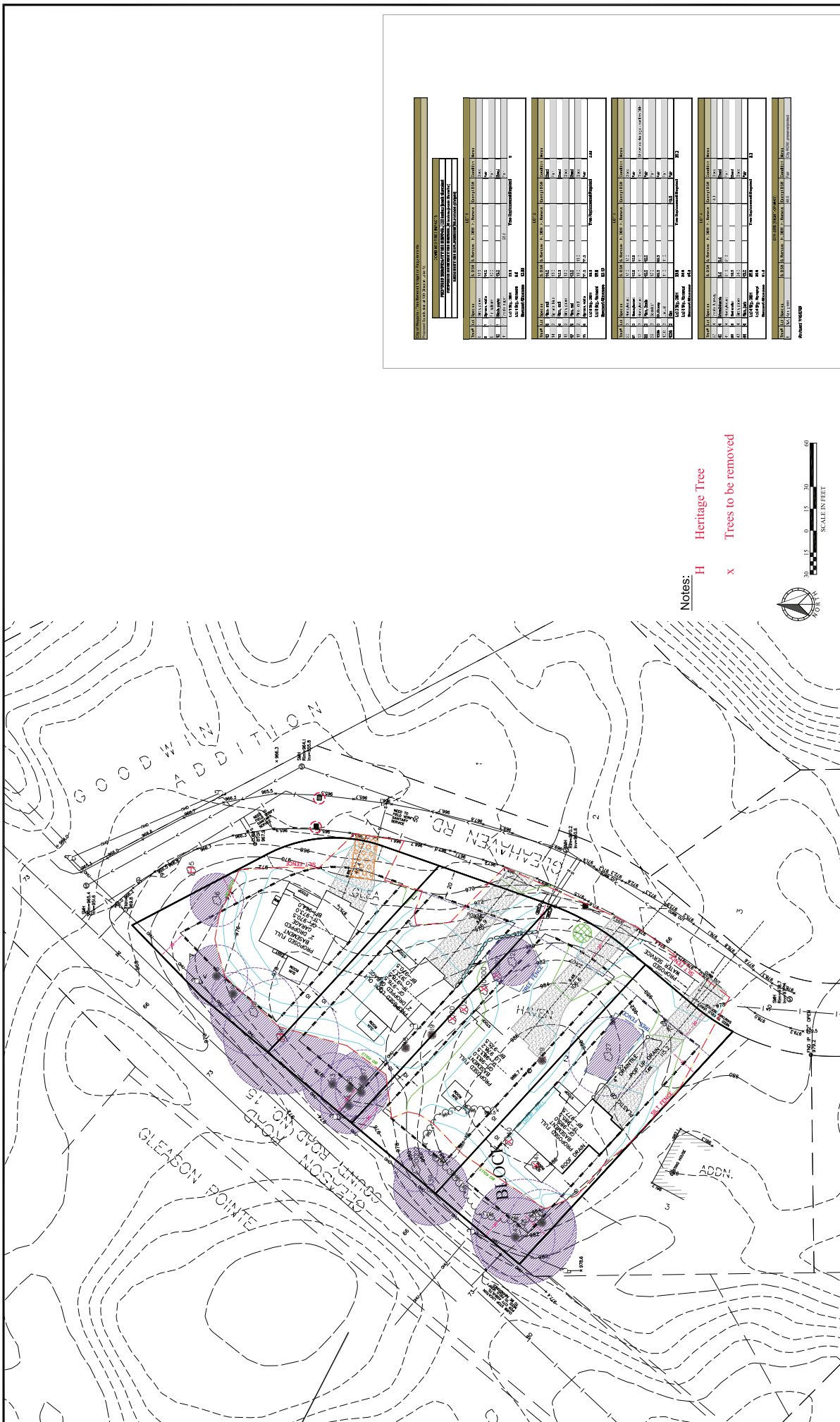
103 SOUTH BROADWAY, WAYZATA, MN 55091 (612) 475-0000
 WWW.SATHRE.COM

DAVID B. BERGOUST, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 27th day of February, 2023.

DAVID B. BERGOUST, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000

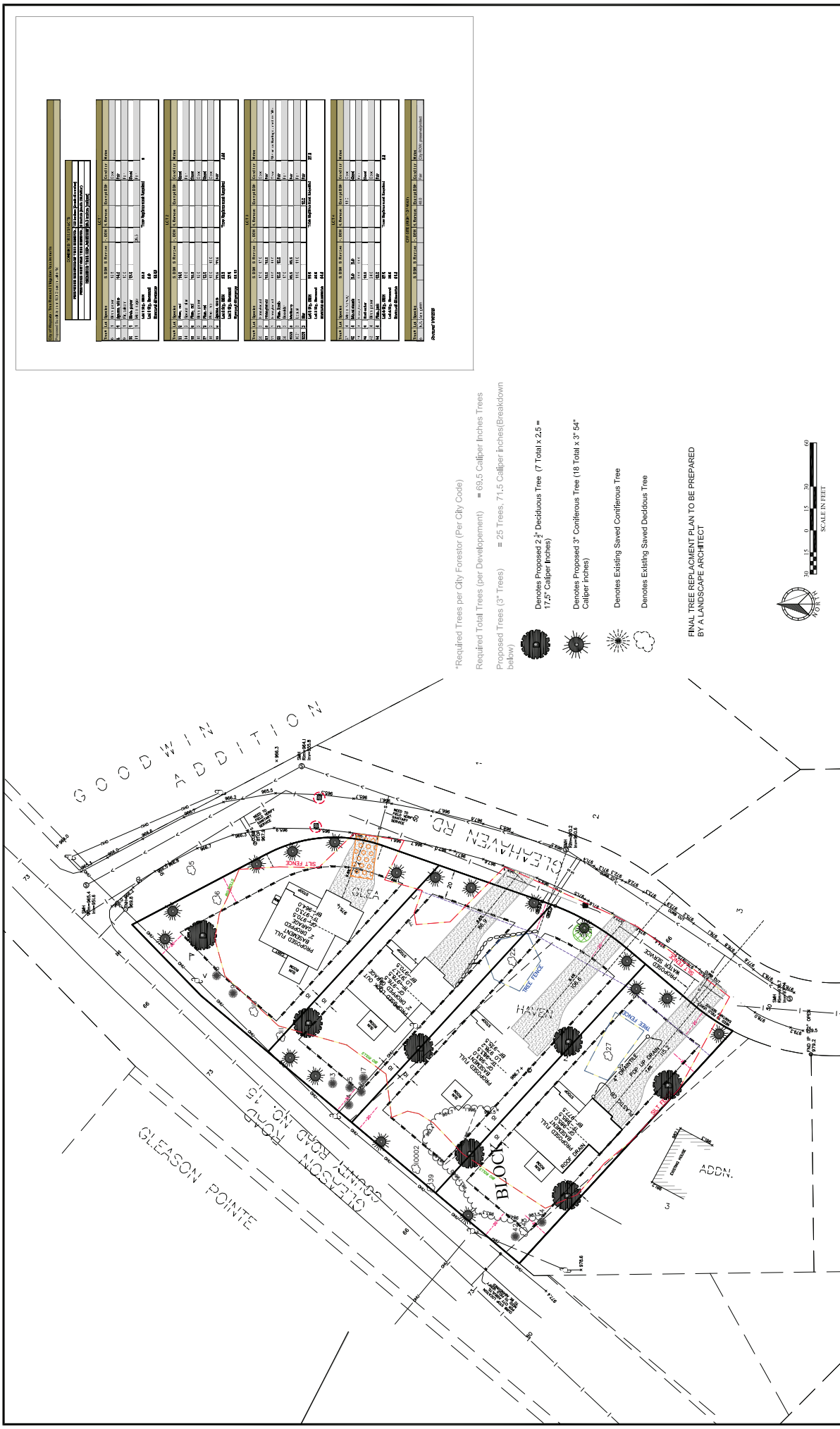


Notes:
 H Heritage Tree
 x Trees to be removed



Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
T-001	Red Pine	12.0	25.0	Good	Heritage Tree
T-002	White Pine	10.0	20.0	Good	Heritage Tree
T-003	Red Pine	8.0	18.0	Fair	Heritage Tree
T-004	White Pine	6.0	15.0	Fair	Heritage Tree
T-005	Red Pine	4.0	12.0	Fair	Heritage Tree
T-006	White Pine	3.0	10.0	Fair	Heritage Tree
T-007	Red Pine	2.0	8.0	Fair	Heritage Tree
T-008	White Pine	1.5	6.0	Fair	Heritage Tree
T-009	Red Pine	1.0	5.0	Fair	Heritage Tree
T-010	White Pine	0.8	4.0	Fair	Heritage Tree
T-011	Red Pine	0.6	3.0	Fair	Heritage Tree
T-012	White Pine	0.5	2.5	Fair	Heritage Tree
T-013	Red Pine	0.4	2.0	Fair	Heritage Tree
T-014	White Pine	0.3	1.5	Fair	Heritage Tree
T-015	Red Pine	0.2	1.0	Fair	Heritage Tree
T-016	White Pine	0.1	0.8	Fair	Heritage Tree
T-017	Red Pine	0.1	0.7	Fair	Heritage Tree
T-018	White Pine	0.1	0.6	Fair	Heritage Tree
T-019	Red Pine	0.1	0.5	Fair	Heritage Tree
T-020	White Pine	0.1	0.4	Fair	Heritage Tree
T-021	Red Pine	0.1	0.3	Fair	Heritage Tree
T-022	White Pine	0.1	0.2	Fair	Heritage Tree
T-023	Red Pine	0.1	0.1	Fair	Heritage Tree
T-024	White Pine	0.1	0.1	Fair	Heritage Tree
T-025	Red Pine	0.1	0.1	Fair	Heritage Tree
T-026	White Pine	0.1	0.1	Fair	Heritage Tree
T-027	Red Pine	0.1	0.1	Fair	Heritage Tree
T-028	White Pine	0.1	0.1	Fair	Heritage Tree
T-029	Red Pine	0.1	0.1	Fair	Heritage Tree
T-030	White Pine	0.1	0.1	Fair	Heritage Tree

FILE NO. 2025-001	TREE PLAN CONTROL PLAN GLEAHAVEN 3RD ADDITION																								
4	5																								
<p>SATHRE-BERGOUIST, INC. 103 SOUTH BROADWAY WAYZATA, MN 55391 (612) 475-6000 WWW.SATHRE.COM</p>	TMP117ARGE_22-SEC-03 Hennepin County WAYZATA, MINNESOTA																								
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the State of Minnesota. Daniel L. Schmitt, P.L.S. Minnesota License No. 20114	USE THIS PLAN IN CONFORMANCE WITH THE LICENSEE'S CONFORMANCE OF INFORMATION OF THE PRODUCTS AND SERVICES PROVIDED BY THE LICENSEE. THE LICENSEE'S EXPRESS WRITTEN AUTHORIZATION, USE WITHOUT LIMITATION, SHALL BE THE USER'S SOLE RESPONSIBILITY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE LICENSEE'S LIABILITY IS LIMITED TO THE LEGAL LIABILITY OF A PROFESSIONAL ENGINEER OR ARCHITECT.																								
<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DLS</td> <td>11/20/2025</td> <td>REVISED GRADING ON LOT 4</td> </tr> <tr> <td>2</td> <td>DLS</td> <td>2/27/2026</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	NO.	BY	DATE	REVISION	1	DLS	11/20/2025	REVISED GRADING ON LOT 4	2	DLS	2/27/2026	CITY COMMENTS	<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DLS</td> <td>11/20/2025</td> <td>REVISED GRADING ON LOT 4</td> </tr> <tr> <td>2</td> <td>DLS</td> <td>2/27/2026</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	NO.	BY	DATE	REVISION	1	DLS	11/20/2025	REVISED GRADING ON LOT 4	2	DLS	2/27/2026	CITY COMMENTS
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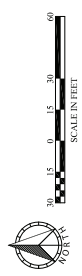


Tree ID	Species	Caliper	Height	Notes
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*Required Trees per City Forester (Per City Code)
 Required Total Trees (per Development) = 69.5 Caliper Inches Trees
 Proposed Trees (27 Trees) = 25 Trees, 71.5 Caliper Inches (Breakdown below)

Denotes Proposed 2 1/2" Deciduous Tree (7 Total x 2.5 = 17.5" Caliper Inches)
 Denotes Proposed 3" Coniferous Tree (18 Total x 3" 54" Caliper Inches)
 Denotes Existing Saved Coniferous Tree
 Denotes Existing Saved Deciduous Tree

FINAL TREE REPLACEMENT PLAN TO BE PREPARED BY A LANDSCAPE ARCHITECT



FIELD CREW NO. BY DATE 1 DLS 11/20/25 2 DLS 2/22/26 DRAWN CHECKED DATE DLS 12/22/25		REVISION REVISED GRADING ON LOT 4 CITY COMMENTS	I, the undersigned, DANIEL L. SCHMIDT, a duly Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am duly Licensed. Dated this 23rd day of December, 2025. Daniel L. Schmidt, R.S. Minnesota License No. 20147 dschmidt@sathre.com	SATHRE-BERGOUIST, INC. 103 SOUTH BROADWAY WAYZATA, MN 55391 (651) 475-6000 WWW.SATHRE.COM	TMP117ARGE.22SEC.03 Hennepin County WAYZATA, MINNESOTA	PRELIMINARY TREE REPLACEMENT PLAN GLEA HAVEN 3RD ADDITION	FILE NO. 2655-001 5	5
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From: [ryan schultz](#)
To: [City](#); [Dan Koch](#); [Alex Plechash](#); [Molly MacDonald](#); [Ken Sorensen](#); [Andrew Mullin](#); [Nick Kieser](#); [Haily Hedblom](#)
Subject: Opposition to Proposed Gleahaven 3rd Addition (190 Gleason Lake Rd & 121 Gleahaven Rd)
Date: Wednesday, January 28, 2026 11:29:15 AM

Dear Members of the Wayzata City Council,

I am writing as a resident of Gleahaven Road to urge you to reject the proposed Gleahaven 3rd Addition subdivision. This project would fundamentally alter the character and feel of our neighborhood in ways that are inconsistent with Wayzata's values and our community's long-term interests.

My family has called this neighborhood home for nearly eleven years. We chose Gleahaven Road specifically for its defining qualities: quiet streets, low density, and mature tree canopy. The proposal to replace two existing homes with four new ones would destroy these qualities permanently.

Density That Doesn't Fit

Gleahaven Road is a small, dead-end street with nine homes on large lots—ranging from 13,000 to 38,000 square feet. Adding four new residences where only two exist today nearly doubles occupancy at the street entrance. Meeting minimum zoning compliance is not the same as being appropriate for this location. This level of density is fundamentally incompatible with the established character residents depend on. Unlike downtown Wayzata or in Plymouth suburb where there is a higher density, this street/neighborhood has larger lot sizes creating more open space between homes. That more open feel is an important and valued aspect of the neighborhood.

Real Safety and Traffic Concerns

Currently, this location has two modest driveways serving minimal traffic. The subdivision would generate four separate households—each with multiple vehicles—entering and exiting daily on a narrow street that cannot be widened due to topography and right-of-way constraints.

This matters directly to families here. My children catch the school bus at Gleahaven and Gleason Lake Road, where visibility is already limited by the hill and curve. Significantly increased traffic at this intersection creates genuine safety risks for child pedestrians and school transportation.

Environmental Loss That Cannot Be Recovered

The mature trees on these parcels currently provide visual screening and sound buffering from Gleason Lake Road. The proposed grading and construction will remove these trees and flatten the natural topography that shields our neighborhood. Replacement landscaping cannot recreate what will be lost—these impacts are permanent.

Our home will lose its green-space view and face direct sight lines to newly constructed homes and the busier road beyond.

The Rental Argument Doesn't Hold

The applicant suggests residents prefer redevelopment because of rental concerns. This misses the point. These rentals have been quiet and well-maintained. More importantly, rental status is temporary—homes could be sold to buyers who will be owner-occupied without any need for subdivision. The presence of tenants does not justify transforming the neighborhood's fundamental character.

Property Value and Property Rights

The quiet, low-density nature of Gleahaven Road is not incidental to its value—it is central to why people live here. Increasing density, removing trees, adding traffic, and eliminating views will directly diminish property values for existing residents.

Irreversible Consequences

Unlike rental turnover or other neighborhood changes, subdividing land cannot be undone. Once approved, the traffic, environmental, safety, character, and financial impacts will be permanent fixtures of this street for decades to come.

We chose this neighborhood deliberately, and we maintain our home and participate in our community. We are not opposed to development or change—we are opposed to development that is wrong for this particular neighborhood. Wayzata's reputation rests on thoughtful planning that respects context and existing residents.

I urge the City Council to preserve the two-home configuration that has served this neighborhood well and to reject a proposal that prioritizes density compliance over community character and resident welfare.

Thank you for your consideration. I look forward to the February 9th hearing.

Respectfully,

Ryan Schultz

108 Gleahaven Road

From: [Morgan Kaufman](#)
To: [City](#); [Dan Koch](#); [Alex Plechash](#); [Molly MacDonald](#); [Ken Sorensen](#); [Andrew Mullin](#); [Nick Kieser](#); [Haily Hedblom](#)
Subject: Proposed Glea Haven 3rd Addition subdivision
Date: Wednesday, January 28, 2026 8:15:54 PM

Hello Members of the Wayzata Planning Commission and City Council,

We wanted to reach out in regards to the proposed Glea Haven 3rd Addition Subdivision at 190 Gleason Lake Road and 121 Gleahaven Rd. We are **STRONGLY AGAINST** this development.

Our young family of 5 live at 167 Gleahaven Rd. When we bought in this neighborhood, we fell in love with the quiet and charming character that defines our neighborhood. There's so much value that would be lost if 2 lots became 4.

Speaking of adding 4 new construction homes, they would completely take away from the well established, maintained cul de sac. Including the mature trees and greenery. Which would again dramatically decrease and take away from our current neighborhood quality.

Not to mention the amount of traffic that would increase on an already busy/hard to see hill/street (Gleason Lake Rd), would be incredibly dangerous for the active community. Pedestrians/School Buses/emergency vehicles etc. It is absolutely scary trying to walk as a family or walk a dog and cross the street.

We are asking the planning commission and city council to **REJECT** the proposed Glea Haven 3rd Addition.

We unfortunately will not be able to attend the meeting on February 9th, but appreciate your attention to this matter and your service to our community.

Blessings,

Pete Trinh and Morgan Kaufman
167 Gleahaven Rd
Wayzata

Dear Members of the Wayzata Planning Commission and City Council,

We are property owners at 110 Gleahaven Rd, across from and with a prominent view of the proposed new subdivision. We were dismayed to learn of the extent of this proposal, replacing two lovely homes with four new single family homes.

As you well know, Gleahaven Rd is a quiet cul de sac. The street is tree lined, natural, the homes have privacy, the atmosphere is serene, and the homes have varied architecture. While we support controlled growth of the community, this development would sacrifice the unique character of this street which is so close to the center of Wayzata. The addition of four single family homes with the same look and feel would make Gleahaven Rd seem like any other high density subdivision found in neighboring communities. Aesthetics and architectural variety would certainly suffer due to this proposal subdivision, likely resulting in reduced property values.

More importantly than those considerations, we worry for the safety of our small Gleahaven community. Four homes nestled around a small corner and the likely 8-10 vehicles that would be entering and exiting multiple times per day would be a significant increase to an already dangerous intersection with difficult sight lines and very close proximity to an exit ramp. It is challenging enough to try to walk one's dog, accompany children to the bus stop, or just try to cross Gleason Lake Rd to get to the sidewalk. Adding to the traffic with four homes and all of the coming-and-going that would entail seems both unwise and unsafe. An additional practical consideration is that Gleason Lake Rd is soon to be redesigned and remediated because it is generally acknowledged that there are safety and speed concerns. The addition of four homes so close together and the traffic they will generate is not part of that roadwork plan that is already in the works.

For these reasons, we oppose the proposed Glea Haven 3rd Addition subdivision. We look forward to the upcoming public meeting on February 9 and will gladly share our views in that forum.

Sincerely,

Kumar & Kathy Das Gupta

110 Gleahaven Rd

Wayzata

From: [Michelle Schultz](#)
To: [City](#); [Dan Koch](#); [Alex Plechash](#); [Molly MacDonald](#); [Ken Sorensen](#); [Andrew Mullin](#); [Nick Kieser](#); [Haily Hedblom](#)
Subject: Strong Opposition to Proposed Glea Haven 3rd Addition (190 Gleason Lake Rd & 121 Gleahaven Rd)
Date: Wednesday, January 28, 2026 11:18:13 AM

Dear Members of the Wayzata Planning Commission and City Council,

I am writing as a long-time resident of Gleahaven Road (108 Gleahaven) to express my strong opposition to the proposed Glea Haven 3rd Addition subdivision at 190 Gleason Lake Road and 121 Gleahaven Road.

My family, which includes our two children, have lived here for nearly eleven years, and we deeply value the quiet, low-density, heavily treed character that defines this neighborhood. The proposed redevelopment, replacing two existing homes with four new single-family homes, would fundamentally and permanently alter this character in ways that are neither necessary nor beneficial to the neighborhood or community.

Request

For the many reasons set forth below, I respectfully urge the Planning Commission and City Council to **reject** the proposed Glea Haven 3rd Addition and preserve the existing two-home configuration that has served this neighborhood well for decades. This proposal is simply not the right fit for this uniquely quiet, green, and low-density part of Wayzata.

1. The proposed increase in density is incompatible with the established neighborhood

While the applicant emphasizes that the 4-lot configuration technically complies with R-3 density minimums, numerical compliance does not make the subdivision appropriate for this location. Gleahaven Road is a small, dead-end neighborhood road with only nine existing homes, all on large lots ranging from approximately 13,000 to 38,000 square feet (per the applicant's narrative, p. 3). Adding four new homes where only two exist today nearly doubles the number of residences at the entrance to our street. This fundamentally changes the feel of the neighborhood and contradicts the large-lot, low-traffic, green-space character that existing residents rely on and value.

2. Traffic impacts will be significant and unavoidable

The current configuration includes:

- One driveway on Gleason Lake Road for the single-family home, and
- One small, lightly used driveway for the duplex on Gleahaven Road. The duplex unit is small, and per our observations over many years, it has never been occupied by more than 2 adults and a toddler. Often, due to the small size, there is just a single occupant renter.

Under the proposed subdivision, four homes would be accessed from Gleahaven Road. Even with two shared driveways, four separate households (each almost certainly with multiple cars) will be entering and exiting daily on a narrow, non-expandable road. The grading plan also shows no ability to widen the street due to the steep hill and limited right-of-way (Preliminary Plat, p. 1–2).

Both of my children attend Wayzata Public Schools and take the school bus to and from the stop at the corner of Gleahaven Road and Gleason Lake Road. The increased traffic created by four additional homes materially reduces the safety of this bus stop, where children wait, cross, and board the bus on a road that already has limited visibility due to the existing hill and curve.

This is not a minor change. It places a disproportionate traffic burden on a street not designed to absorb it, and it poses real concerns for general safety, including child pedestrian and school transportation safety, walkability, and emergency vehicle access.

3. Loss of mature trees, green space, and natural noise buffer

The existing parcels provide a mature tree canopy, many of which are identified in the tree inventory (Preliminary Tree Plan, pp. 5–6). They form the natural landscape that shields Gleahaven Road from the noise and visual intrusion of Gleason Lake Road.

The proposed subdivision requires substantial grading, stormwater excavation, and driveway construction, removing multiple mature trees and flattening a natural hill that currently serves as a sound and sight barrier. Once removed, these environmental and visual and sound aesthetic benefits cannot be replaced by landscaping.

As a result, our home at 108 Gleahaven will lose its current green-space view and instead face newly constructed homes and direct sight lines to Gleason Lake Road. These impacts are permanent and cannot be meaningfully mitigated with replacement landscaping.

4. Claims about rentals do not justify subdivision

The applicant cites “concerns about rentals” as a reason residents purportedly prefer redevelopment. However:

- We have experienced no negative impacts from the rental status of these homes, which have been quiet and well maintained.
- Rentals are not permanent; the homes could be sold as owner-occupied tomorrow without any need for subdivision.
- The presence of renters does not justify transforming two lots into four or altering the fabric of the neighborhood.

5. Project will negatively impact property values

Changing the character of the street by increasing density, reducing green space, increasing traffic, and degrading views will have a negative impact on home values on Gleahaven Road, including my own. The quiet, low-density nature of the neighborhood is a material component of its market value, and the proposed plan would directly undermine it.

Further, if the City approves a subdivision that diminishes private property values by materially altering the surrounding conditions, this raises concerns resembling an “inverse condemnation” or eminent-domain-type effect where government action effectively reduces the value or utility of private property without compensation. While this is not a formal eminent domain taking, the impact on property rights and value is meaningfully similar.

6. This project is unnecessary and out of character

If we had wanted to live in a high-density neighborhood with smaller lots and houses packed closely together, when we built our home in 2015, we would have built in nearby areas such as North Plymouth or Medina. We and our neighbors chose Gleahaven Road precisely because of its low density, mature trees, and peaceful character. The proposed layout, despite meeting numerical zoning minimums, contradicts the spirit of this neighborhood and Wayzata’s broader commitment to thoughtful development that respects existing context.

7. The subdivision creates permanent adverse impacts

Unlike rental turnover, subdividing land is irreversible. If this plan is approved, the environmental, safety, visual, traffic, character and property value impacts cannot be undone. The long-term costs to the neighborhood outweigh any stated benefits of replacing two well-functioning homes with four large new ones.

Thank you for your consideration and for your service to our community. I would be happy to answer questions. I also plan to attend the public hearing on February 9th.

Sincerely,
Michelle Schultz
108 Gleahaven Road
Wayzata, MN 55391





City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 23, 2026	AGENDA ITEM: 6.a
TITLE: Discussion of Planning Commission Representation at Council meetings.	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

At the annual Planning Commission training, the Commission sought additional discussion on whether the Commission would recommend amendment to the Commission's bylaws regarding Commissioners attendance at City Council meetings.

Section 3.6 of the Bylaws states the following:

"Planning Commission Representative at City Council Meetings. Each Planning Commission member will in turn represent the Planning Commission at regular City Council meetings. A rotating schedule for such will be prepared and distributed to members of the Planning Commission by City staff."

Attached for reference are the full bylaws and a rotating schedule for the remainder of 2026. Discussion points identified by the Commission were:

- Recommend amendment to the bylaws to allow Commissioners to select 1-2 Council meetings rather than a set schedule
 - This was discussed to ensure that Commissioners could select specific meetings or topics of interest.
- Discuss whether the current scheduled attendance is functioning as intended and no alterations are recommended
- The value to the Commissioners to view in person Council meetings
 - Staff recognizes that meetings can be attended or watched digitally, however, there is value to in-person attendance.

ACTION REQUESTED:

The Planning Commission is asked to provide one or more of the following:

1. Direct staff to prepare a recommended Bylaw amendment to be presented at City Council
 1. If a Bylaw amendment is recommended, the Commission should also identify representation from the Commission to attend a future Council meeting to discuss the Commission's recommendation.
2. Direct staff to provide additional materials or research and present at a future Commission meeting.
3. Recommend no changes to the existing Bylaws.

ATTACHMENTS:

1. Planning Commission Bylaws
2. 2026 Planning Commission Liaison List - updated February 2026

**CITY OF WAYZATA
PLANNING COMMISSION
BYLAWS**

Mission Statement:

The Planning Commission is an advisory board of the City that reviews and studies land use issues and makes recommendations to the City Council. The Planning Commission also holds public hearings on applications for zoning amendments, comprehensive plan amendments, subdivisions, variances and conditional use permits.

ARTICLE I – GENERAL

- 1.1 The City is authorized and empowered to establish a Planning Commission pursuant to the provisions set forth in Minnesota Statutes Section 462.354.
- 1.2 The Wayzata Planning Commission was created as an advisory board by action of the Wayzata City Council on January 19, 1965, Ordinance No. _____, and takes the form of Planning Commission set forth in Minnesota Statutes Section 462.354, subdivision 1(1).
- 1.3 These Bylaws constitute the guidelines for the meetings, internal management and organization of the Wayzata Planning Commission. These Bylaws supersede in their entirety the “Bylaws of the Planning Commission” dated November 7, 1984.

ARTICLE II – PURPOSE, DUTIES AND OBJECTIVES

- 2.1 The Planning Commission is appointed by the City Council to assist and advise the City Council in the administration of the Zoning Ordinance, Comprehensive Plan, Design Standards, Subdivision Ordinance and any other matters referred to the Planning Commission by the City Council.
- 2.2 The Planning Commission will hold public hearings for variances, conditional use permits, subdivisions, PUD permits and other land use applications to the City in accordance with the Subdivision and Zoning Ordinances, Comprehensive Plan, and will make appropriate findings and recommendations to the City Council.
- 2.3 The Planning Commission may hold public hearings and public informational meetings on matters as directed by the City Council and may make recommendations to the Council on such matters.
- 2.4 The Planning Commission may conduct such studies as directed by the City Council in

connection with carrying out the purpose, duties and objectives of the Planning Commission.

ARTICLE III – MEETINGS

- 3.1 Regular Meetings. Regular meetings of the Planning Commission will be held in the Council Chambers of Wayzata City Hall located at 600 East Rice Street at 7:00 P.M on the first Monday of each month or such other time and place as duly noticed. Meetings shall be scheduled to end no later than 11:00 P.M. All meetings will be open to the public unless otherwise provided by law.
- 3.2 Special Meetings. Special meetings may be called at the discretion of the Chair of the Planning Commission after consultation with City staff, members of the Planning Commission, or at the direction of City Council.
- 3.3 Notice of Meetings. Written notice of all regular and special Planning Commission meetings, setting forth the time, place and agenda of such meeting will be provided in advance to members of the Planning Commission and the general public in accordance with the applicable requirements set forth in Minnesota state law.
- 3.4 Site Investigation. Prior to each Planning Commission meeting, all Planning Commission members will endeavor to visit the property or properties to be discussed at the meeting.
- 3.5 Agendas. An agenda for each meeting will be prepared by City staff and will be delivered to all members of the Planning Commission along with supporting information, including the application and a Staff Planning Report, as soon as possible.
- 3.6 Planning Commission Representative at City Council Meetings. Each Planning Commission member will in turn represent the Planning Commission at regular City Council meetings. A rotating schedule for such will be prepared and distributed to members of the Planning Commission by City staff.
- 3.7 Workshops. Workshops for the purpose of project updates will be scheduled when necessary or as directed by City Council or the City Planner. The workshops will be held at 6:00 P.M. or other notified time preceding the regular monthly meeting of the Planning Commission, or at some other reasonable time as may be noticed. An optional regular meeting or workshop may also be held, as necessary, on the third Monday of the month at 7:00 P.M. The scheduling or rescheduling of workshops will be at the discretion of the Planning Commission Chair after consultation with City staff. Workshops will be open to the public unless otherwise provided by law, and shall be properly noticed one week prior to the scheduled meeting date.

ARTICLE IV – MEMBERSHIP

- 4.1 Membership. Planning Commission members shall be appointed by the City Council. The Planning Commission will consist of seven (7) citizen members who must be eligible voters residing within the corporate limits of the City of Wayzata.
- 4.2 Terms. A new Planning Commission member shall be appointed for a term of three (3) years. Any vacancy on the Commission will be filled as soon as practical by an appointment of the City Council, and such appointment will be for the unexpired term of the vacating member.
- 4.3 Absenteeism: If any Planning Commission member fails to attend four (4) regular meetings during a calendar year, City staff will so advise the City Council with a recommendation for action, which may include the removal of the Planning Commission member by the City Council. Planning Commission members will notify the Chair and City Planner when an absence is anticipated.
- 4.4 Expenses. Planning Commission members will serve without compensation except that direct expenses for training will be paid for by the City.
- 4.5 Training. The Chair, Mayor and/or City staff will meet with each new Commission member as soon as possible following appointment to explain Commission procedures and to answer questions. The City staff will supply the following documents to new Commission members as soon as possible following their appointment:
- A. Zoning Ordinance
 - B. Subdivision Ordinance
 - C. Bylaws of the Planning Commission
 - D. Design Standards
 - E. Comprehensive Plan
 - F. Revised City Charter
 - G. City Code
- 4.6 Resignation. A Commission member who wishes to resign must submit a written resignation to the Chair and/or City Clerk who in turn will forward it to the City Council. Such resignation shall be effective upon acceptance by the City Council or such other date as specified in the resignation.

ARTICLE V – OFFICERS

- 5.1 Officers. The officers of the Planning Commission must be members of the Planning Commission and shall consist of a Chair and Vice Chair.
- 5.2 Duties of the Chair: The Chair will preside at all meetings, appoint Planning Commission members to committees, appoint Planning Commission representatives, rule on procedural

questions (subject to reversal by a two-thirds vote of those Planning Commission members in attendance), meet with all newly appointed Planning Commission members, exercise the same voting rights as other Commission members and carry out such other duties as are assigned by the Planning Commission or by the City Council.

- 5.3 Duties of the Vice Chair. The Vice Chair will act in the absence or inability to act of the Chair and in such instances the Vice Chair will have the powers and functions of the Chair.
- 5.4 Terms. The Planning Commission's officers will be elected by Planning Commission members by open ballot at the first regular meeting in January or as soon as practical after that date. The terms of office for the Chair and Vice Chair will be for one (1) year and no member will hold an office for more than three (3) consecutive years. The Commission's officers will serve until replaced by duly elected officers or until they are no longer members of the Planning Commission.
- 5.5 Vote. Candidates for office receiving a majority vote of the entire membership of the Planning Commission (four) will be declared duly elected.
- 5.6 Date of Office: Newly elected officers will take office at the first regular meeting after being elected.
- 5.7 Vacancies. Vacancies occurring in the offices of the Planning Commission will be filled as soon as practical by the election procedure specified in these bylaws.

ARTICLE VI – MEETING PROCEDURES

- 6.1 Quorum. A quorum shall be required to conduct a meeting of the Planning Commission. A majority (4) or greater of the members of the Planning Commission will constitute a quorum for the purpose of conducting a meeting.
- 6.2 Conflict of Interest. Whenever a Planning Commission member has a direct and/or financial interest in an application or matter before the Planning Commission, that member must declare the nature of such interest, abstain from all discussion related to the application or matter, and not vote on the application or matter, as provided in Article IX.
- 6.3 Agenda. The order of business at regular meetings generally shall be as follows:
 - A. Call to Order
 - B. Roll Call of Members
 - C. Approval of the Minutes of the Previous Meeting
 - D. Public Informational Meetings
 - E. Public Hearings
 - F. Old / New Business

- G. Projects Update
- H. Announcement of Upcoming Meeting Date(s)
- I. Adjournment

ARTICLE VII – PUBLIC HEARING PROCEDURES

- 7.1 Time. The time of each public hearing on an application reviewed or matter considered by the Planning Commission will be stated on the agenda and the hearing will begin as soon as possible to the stated time.
- 7.2 Staff Presentation. City staff will prepare a written report regarding any project proposal being considered by the Planning Commission and will provide a brief oral overview of a project proposal prior to the opening of the public hearing on a proposal.
- 7.3 Applicant Presentation. The petitioner or appointed representative will state the request and explain the proposal and answer questions of the Planning Commission and members of the audience. The applicants' presentations will not be limited by time.
- 7.4 Public Hearings. At a public hearing, the meeting will be open for public discussion until the Chair determines that all information and statements have been heard. At that time, the Chair may terminate public discussion and limit discussion to members of the Planning Commission. Testimony from the public will be limited to five (5) minutes per person, except that the Planning Commission may waive the time limit. The Chair may impose reasonable restraint to limit the number of times one (1) individual may speak. Prior to making public comment, all persons must state their name and complete address for the record.
- 7.5 Closing of Public Hearing. Any member of the Planning Commission may move to continue the public hearing until a specified date and such continuation may be adopted by majority vote of those Planning Commission members present. Once a petitioner's request is heard and public input received, the Planning Commission will make a recommendation to the City Council as soon as reasonably possible.

ARTICLE VIII- AMENDMENTS

- 8.1 Amendments. The Planning Commission will review these Bylaws and any adopted policies of the Planning Commission periodically, and will recommend amendments or alterations to the City Council. The City Council may approve any recommended amendments or alterations by an affirmative majority vote.

ARTICLE IX – CODE OF ETHICS AND STANDARDS OF CONDUCT

- 9.1 Purpose. The Planning Commission hereby affirms its determination that its members will adhere to

the highest ethical standards. The standards of conduct set forth below are the standards members of the Planning Commission must adhere to in carrying out their duties. By eliminating conflicts of interest and providing a guide for conduct in City of Wayzata matters, the Planning Commission hopes to promote the faith and confidence of the citizens of Wayzata in their government, and to encourage Wayzata citizens to serve on its council and commissions.

9.2 Standards of Conduct.

- A. A Planning Commission member must not use the official position to secure special privileges or exemptions for that person or others.
- B. Except as permitted by law, a Planning Commission member must disclose a known potential conflict of interest for the public record and refrain from participating in the discussion and vote, when a matter comes before that person that: 1) affects the person's financial interests or those of a business with which the person is associated, unless the effect on the person or business is no greater than on other members of the same business classification, profession or occupation, or 2) affects the financial interests of an organization in which the person participates as a member of the governing body, unless the person serves in that capacity as the city's representative.
- C. A Planning Commission member must not act as an agent or attorney for another before the Wayzata City Council or a Wayzata board or commission in a matter where a conflict of interest exists or may exist.
- D. A Planning Commission member must not knowingly accept or solicit, directly or indirectly, a gift or loan for himself, herself or another if state law prohibits this.
- E. A Planning Commission member may accept expense reimbursement from the City for any training-related sessions.

ARTICLE X – COMMITTEES

10.1 Standing Committees. There will be no standing committees of the Planning Commission.

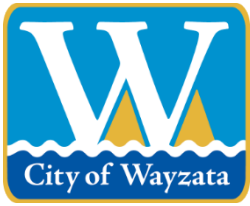
10.2 Ad Hoc Committees. The Planning Commission may request that the City Council appoint other members of the community to ad hoc Planning Commission committees which may be created by the Planning Commission for a specific purpose and duration. At least one (1) member of the Planning Commission will also be appointed to each committee.

ARTICLE XI – RECORDS

- 11.1 Minutes. The City will supply a secretary at all regular meetings of the Planning Commission who will be responsible for taking full and complete minutes of these meetings. The City will audio record all special or workshop meetings. The City Clerk will be responsible for keeping a copy of said minutes and audiotapes in a safe place with the records of the City.
- 11.2 Open Meetings. All meetings of the Planning Commission shall be open to the public and a matter of public record, except such meetings that must or may be closed under State law.

2025 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	February 24	Chris Plantan
Tuesday	March 10	Bonnie Schwalbe
Tuesday	March 24	Jennifer Severson
Tuesday	April 7	Sue Ankeny
Tuesday	April 21	Blake Cameron
Tuesday	May 5	Adam Elg
Tuesday	May 19	Joe VanLoy
Tuesday	June 2	Chris Plantan
Tuesday	June 16	Bonnie Schwalbe
Tuesday	July 7	Jennifer Severson
Tuesday	July 21	Sue Ankeny
Wednesday	August 5	Blake Cameron
Tuesday	August 18	Adam Elg
Tuesday	September 1	Joe VanLoy
Tuesday	September 15	Chris Plantan
Tuesday	October 5	Bonnie Schwalbe
Tuesday	October 20	Jennifer Severson
Tuesday	November 10	Sue Ankeny
Tuesday	November 24	Blake Cameron
Tuesday	December 1	Adam Elg
Tuesday	December 16	Joe VanLoy



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 23, 2026	AGENDA ITEM: 8.a
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2026 City Calendar and City Council Liaison Schedule are attached. The next City Council meeting is scheduled for Tuesday, February 10. The next Planning Commission meeting is scheduled for Monday, February 23.

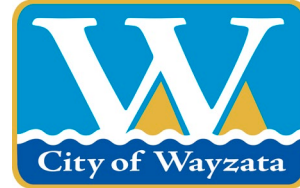
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2026 City Calendar

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
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15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
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11	12	13	14	15	16	17
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25	26	27	28	29	30	

May 2026						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
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21	22	23	24	25	26	27
28	29	30				

July 2026						
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19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
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23	24	25	26	27	28	29
30	31					

September 2026						
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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
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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					

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) - 2:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Public Art Committee - 5:00 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
1/20/2026



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: February 23, 2026	AGENDA ITEM: 8.b
TITLE: Review of Development Activities	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None