

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, May 18, 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 May 4th, 2026
5. **Old Business Items**
6. **Public Hearing Items**
 - a. Consider Zoning Text Amendment to Chapter 950 - General Zoning District Provisions
 - b. Consider Zoning Text Amendment to Chapter 936 - Tree Preservation Ordinance
7. **Other Items**
 - a. Planning Commission Meeting Schedule
 - b. Review of Development Activities
8. **Adjournment**

Upcoming Meetings:
City Council - May 19, 2026
Planning Commission - June 1, 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: May 18, 2026	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of May 4th, 2026	
PREPARED BY: Haily Hedblom, Planner	
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 May 4th,2026

ATTACHMENTS:

1. Draft Planning Commission Meeting Minutes - May 4 2026

**WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
MAY 4, 2026**

AGENDA ITEM 1. Call to Order

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

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

AGENDA ITEM 2. Roll Call

Present at roll call were Chair Cameron and Commissioners: Plantan, Schwalbe, Severson, Elg, VanLoy, and Ankeny. Planner Hedblom was also present.

AGENDA ITEM 3. Approval of Agenda

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

Planner Hedblom reminded Chair Cameron that the agenda as presented would need to be amended prior to approval as staff received a request to table an item on the consent agenda.

Chair Cameron asked for a motion to amend the agenda, moving Consent Agenda item 4.b to Old Business item 5.a.

Commissioner VanLoy made a motion, seconded by Commissioner Schwalbe, to amend the agenda as stated and approve the May 4, 2026, agenda as amended.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the April 20, 2026 Planning Commission Meeting Minutes
- b.) ~~Approve Planning Commission Report and Recommendation of Approval of CUP and Design Deviations for Woodhill Country Club~~ (moved to 5.a.)

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

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

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

1
2 The motion carried unanimously.
3

4 **AGENDA ITEM 5. Old Business Items**

- 5 a) **Approve Planning Commission Report and Recommendation of Approval of CUP**
6 **and Design Deviations for Woodhill Country Club** *(Formerly Consent Agenda item*
7 *b.)*
8

9 Ms. Hedblom explained that the staff received a request from the applicant to table this item for a
10 future Planning Commission meeting. She added that the request came in the morning of the
11 meeting date, so an amended agenda could not be published with sufficient notice. The applicant
12 requested additional time to explore cost-savings related to the proposed project.
13

14 Chair Cameron asked for a motion to table this item. Commissioner Elg moved, Commissioner
15 Schwalbe seconded, to table approval of the Planning Commission Report and Recommendation
16 of Approval of CUP and Design Deviations for Woodhill Country Club to a future Planning
17 Commission meeting.
18

19 The motion carried unanimously.
20

21 **AGENDA ITEM 6. Public Hearing Items**

22
23 **AGENDA ITEM 7. Other Items:**

- 24 a) **Planning Commission Meeting Schedule**
25
26 b) **Review of Development Activities**
27
28

29 Ms. Hedblom shared updates for the Commission regarding the Walser project demo permit, 565
30 Ferndale Bluff Final Plat and demo permit, Klapprich Park Ribbon Cutting scheduled for May 14,
31 2026, at 5:00 p.m., and a historical trolley tour event hosted by the Heritage Preservation Society
32 on May 17, 2026.
33

34 **AGENDA ITEM 8. Adjournment.**
35

36 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.
37

38 Commissioner Plantan made a motion, seconded by Commissioner Severson, to adjourn the
39 Planning Commission meeting.
40

41 The motion carried unanimously.
42

43 The Planning Commission meeting was adjourned at 6:38 p.m.
44

45 Respectfully submitted,
46 Kayla Atkins Rokosz

1 *TimeSaver Off Site Secretarial, Inc.*
2

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 18, 2026	AGENDA ITEM: 6.a
TITLE: Consider Zoning Text Amendment to Chapter 950 - General Zoning District Provisions	
PREPARED BY: May Jagodzinski, Planning Intern	
REVIEWED BY: Haily Hedblom, Planner	
60 DAY DEADLINE: N/A	

BACKGROUND:

In the process of reviewing applications and working with the Ordinance, staff will, from time to time, identify sections of City Code that may benefit from updates or clarifications. One such section is the table in Section 950.01 of the Ordinance that lists the Zoning District titles. These titles are presently out-of-date and inconsistent with the titles used in the official Zoning Map that depicts the various Zoning Districts in the City.

The proposed Zoning Ordinance amendment would change the Zoning District titles in section 950.01 to match the Zoning Designation titles in the official Zoning Map. The proposed amendment would only affect the titles of the Zoning Districts in Section 950.01, removing inconsistencies between the Zoning Ordinance text and the official Zoning Map and help reduce any confusion between the two.

The full table with proposed amendments is included in the attached staff report.

ACTION REQUESTED:

After considering the items outlined in this report and holding the public hearing, the Planning Commission should direct staff to prepare a draft *Report and Recommendation of Approval of Zoning Text Amendments to Chapter 950 - General Zoning District Provisions* for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. Staff Report Chapter 950 Zoning Amendment (text)



Staff Report
Wayzata Planning Commission
May 18, 2026

Request: Zoning Ordinance Amendment (text)
Prepared by: May Jagodzinski, Planning Intern
Reviewed by: Haily Hedblom, Planner

Introduction

This request for an amendment to the text of the Zoning Ordinance comes from staff. In the process of reviewing applications and working with the Ordinance, staff will from time to time identify sections of City Code that may benefit from updates or clarifications.

One such section is the table in Section 950.01 of the Ordinance that lists the Zoning District titles. These titles are presently out-of-date and inconsistent with the titles used in the official Zoning Map that depicts the various Zoning Districts in the City.

Proposed changes

The proposed Zoning Ordinance amendment would change the Zoning District titles in section 950.01 to match the Zoning Designation titles in the official Zoning Map (the “Amendment”). The Amendment would only affect the titles of the Zoning Districts in section 950.01 of the Zoning Ordinance. The changes in the Amendment would remove inconsistencies between the Zoning Ordinance text and the official Zoning Map and help reduce any confusion between the two.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed changes in the Amendment (detailed in the Attachments to this Report) and recommend approval of the changes to the City Council.

Public Hearing Notice

Notice of the public hearing on the proposed Amendment was published May 7, 2026, in the *Sun Sailor* and on the City’s website.

Action Steps

After considering the items outlined in this report and holding the public hearing on the application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation for review and adoption at the next Planning Commission meeting*.

Attachments

- Proposed changes (in red) to Chapter 950.01-General Zoning District Provisions
- City of Wayzata Zoning Map




















Chapter 950--General Zoning District Provisions

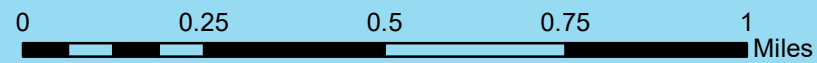
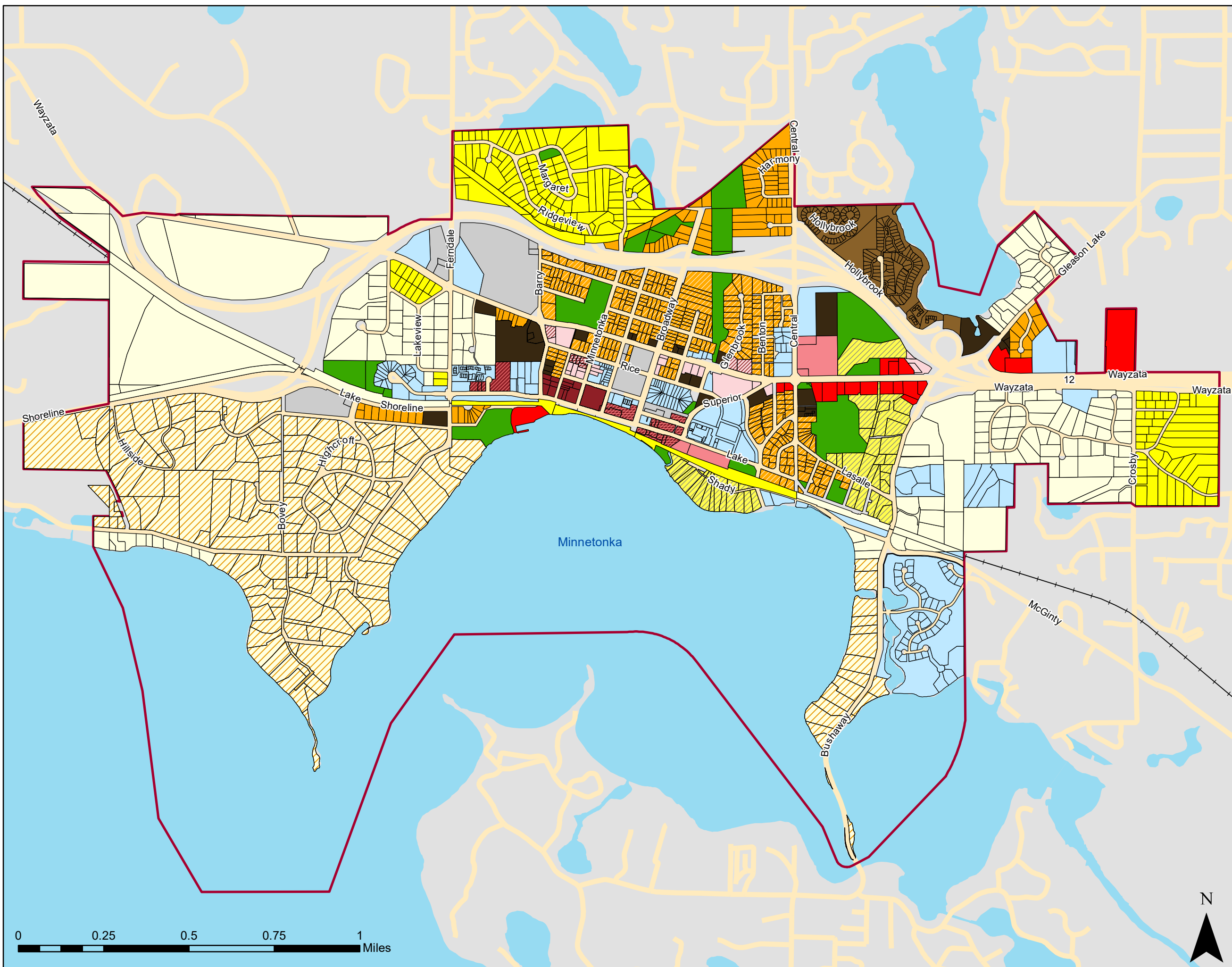
950.01—Establishment of Districts

In order to classify, regulate and restrict the location of trade and industry and the location of buildings designated for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards, recreation and open space within and surrounding such buildings, the City of Wayzata is hereby divided into zoning districts. The use, height and area regulations shall be uniform in each district, and said districts shall be known as:

C-1	Office and Limited Commercial District
C-1A	Neighborhood Office and Limited Commercial District
C-1B	Mixed Use Residential District
C-2	Shopping Center Business District
C-3	Service District
C-3A	Service District
C-4	Central Business District
C-4A	Limited Central Business District
C-4B	Central Business District
INS	Institutional
P	Parks and Open Space
PUD	Planned Unit Development
R-1	Low Density Single Family Residential District
R-1A	Low Density Single-Family Estate District
R-2	Medium Density Single Family Residential District
R-2A	Low to Medium Density Single Family Residential District
R-3	Single and Two Family Residential District
R-3A	High Density Single and Two Family Residential District
R-4	Medium Density Multiple Residential District
R-4A	Low to Medium Density Multiple Residential District
R-5	Average High Density Multiple Residential District

Zoning Designation

-  C-1 Office and Limited Commercial District
-  C-1A Neighborhood Office and Limited Commercial District
-  C-1B Mixed Use Residential
-  C-2 Shopping Center Business District
-  C-3 Service District
-  C-4 Central Business District
-  C-4A Limited Central Business District
-  C-4B Central Business District
-  INS Institutional
-  P Parks and Open Space
-  PUD Planned Unit Development
-  R-1 Low Density Single Family Residential District
-  R-1A Low Density Single Family Estate District
-  R-2 Medium Density Single Family Residential District
-  R-2A Single Family Residential District
-  R-3 Single and Two Family Residential District
-  R-3A Single and Two Family Residential District
-  R-4 Medium Density Multiple Residential District
-  R-5 Average Density Multiple Residential District





City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 18, 2026	AGENDA ITEM: 6.b
TITLE: Consider Zoning Text Amendment to Chapter 936 - Tree Preservation Ordinance	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The City's Tree Preservation Ordinance includes definitions for the classification of "Heritage Tree" and "Significant Tree". Staff has identified the need to further clarify these definitions in response to a recurring point of confusion related to the categorizing of trees while determining their respective standards and requirements.

The tree classification system described in the TPO is critical for staff's assessment of a proposed project's impact on community canopy. When a site's tree inventory data is collected, each tree's species, condition, and size is combined to assign a particular class. Each class has unique requirements related to their protection from construction activity, conditions for removal, and on-site replacement obligations.

As the ordinance is currently written, a Heritage Tree could technically also qualify as a Significant Tree – resulting in confusion and additional unmitigated tree removal. Staff proposes a text amendment to clarify the distinction between the two classes, which will reduce confusion and better align the applicable removal allowance process with its intended use.

The proposed text amendment is further explained in the attached staff report and included in the draft ordinance amendment attachment.

ACTION REQUESTED:

After considering the items outlined in the staff report and holding the public hearing, the Planning Commission should direct staff to prepare a *Report and Recommendation of Approval of Zoning Text Amendments to Chapter 936 - Tree Preservation Ordinance* for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 5.18.2026 Planning Commission Staff Report - Tree Preservation Ordinance Amendment
2. 5.18.2026 Draft Ordinance Amendment to Chapter 936 - Tree Preservation



Staff Report
Wayzata Planning Commission
May 18, 2026

Subject: Tree Preservation Ordinance
Request: Zoning Ordinance Amendment (text)
Prepared by: Bennett Myhran, City Forester
Reviewed by: Haily Hedblom, Planner

Introduction

City staff propose a clarifying text amendment to Section 936.02 (“Definitions”) of the City’s Tree Preservation Ordinance. The additional language intends to resolve a recurring point of confusion related to the Chapter’s classification of Heritage and Significant Trees, and their respective standards and requirements.

The tree classification system described in the TPO is critical for staff’s assessment of a proposed project’s impact on community canopy. When a site’s tree inventory data is collected, each tree’s species, condition, and size is combined to assign a particular class. Each class has unique requirements related to their protection from construction activity, conditions for removal, and on-site replacement obligations.

As an example of the classification system, there are certain tree species – referred to as “Standard-Growth,” such as sugar maple and oak – which transition from Significant Trees to Heritage Trees once their trunk surpasses 25 inches in diameter.

The TPO allows developers to remove a percentage of a site’s inventoried Significant Trees without an obligation for on-site tree replacement (§936.06.A.2, §936.06.B.2). That is, Significant Tree removal requires less replacement planting for a property that has a higher number of total Significant Trees since it is based on percentage removed. Any Heritage Tree that is removed must be replaced at a ratio of 2:1. There is no percentage allowance for the removal of Heritage Trees.

Staff has received multiple development applications that describe a Significant Tree removal allowance that is far greater than the TPO intends to allow. This type of calculation is reached when an applicant includes their Heritage Tree inventory in the total trunk inches that are used to identify the allowed removal percentage. When this

discrepancy is identified in the City's plan review process, applicants have pointed to these Heritage and Significant Tree definitions. As currently written, a Heritage Tree could technically also qualify as a Significant Tree – resulting in additional unmitigated tree removal.

Staff believes that the additional text proposed here for §936.02.M will clarify the distinction, and better align the removal allowance process with its intended use.

Public Hearing Notice

Required notice of the public hearing was published in the *Sun Sailor* on May 7, 2026.

Proposed Changes

Proposed changes to the amendment are shown underlined in red text below:

936.02 – Definitions.

[...]

I. **"Heritage Tree"** means a Healthy Standard-Growth Tree, Healthy Coniferous Tree, or a Healthy American Elm Tree that is 25 inches or greater in DBH.

[...]

M. **"Significant Tree"** means any of the following trees that have not yet matured into (meet the definition of) a Heritage Tree: a Healthy Standard-Growth Tree that is six inches or greater in DBH, a Healthy Rapid-Growth Tree that is 12 inches or greater in DBH, or a Healthy Coniferous Tree that is 12 feet or greater in height or 12 inches or greater in DBH.

Staff Recommendation

Staff recommends approval of the change to Section 936.02 in the City's Tree Preservation Ordinance to clarify that Heritage Trees do not also qualify as Significant Trees. Staff believes that the proposed changes will help resolve confusion on tree replacement requirements and provide greater clarity to applicants.

Action Steps

After considering the items outlined in this report and holding the public hearing, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation for review and adoption at the next Planning Commission meeting.*

Attachments

- Draft Ordinance Amending Chapter 936 – Tree Preservation Ordinance

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 936 (TREE PRESERVATION)
OF THE WAYZATA ZONING ORDINANCE (PART IX OF CITY CODE)
TO CLARIFY DEFINITIONS OF TREE TYPES**

WHEREAS, City staff has drafted an amendment to the Tree Preservation provisions of the Zoning Ordinance to clarify the definitions of tree types that will improve the understanding and administration of the ordinance (the “Zoning Ordinance Amendment”);

WHEREAS, the Planning Commission reviewed the Zoning Ordinance Amendment, and recommended its approval and adoption as detailed in the Report and Recommendation of the Planning Commission, dated _____, 2026; and

WHEREAS, City Council concurs with and hereby adopts the findings of the Report and Recommendation of the Planning Commission on the Zoning Ordinance Amendment.

NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment to Chapter 936 (Tree Preservation). Section 936.02.M of Chapter 936 of the Wayzata City Code is hereby amended to read in its entirety as follows (underlined text added):

"Significant Tree" means any of the following trees that have not yet matured into (meet the definition of) a Heritage Tree: a Healthy Standard-Growth Tree that is six inches or greater in DBH, a Healthy Rapid-Growth Tree that is 12 inches or greater in DBH, or a Healthy Coniferous Tree that is 12 feet or greater in height or 12 inches or greater in DBH.

Section 2. Effective Date. This Ordinance will become effective upon passage and publication.

Adopted by the City Council this ____ day of _____, 2026.

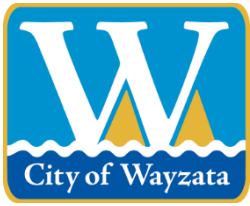
Andrew Mullin
Mayor

ATTEST:

Aurora Yager
City Manager

First Reading:
Second Reading:
Publication:

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 18, 2026	AGENDA ITEM: 7.a
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2026 City Calendar is attached. The next City Council meeting is scheduled for Tuesday, May 19th, 2026. The next Planning Commission meeting is scheduled for Monday, June 1st, 2026.

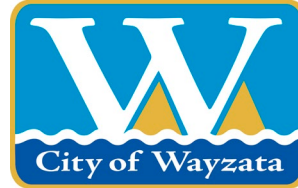
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2026 City Calendar

City of Wayzata 2026 Meeting Calendar



January 2026						
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February 2026						
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March 2026						
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April 2026						
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May 2026						
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June 2026						
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July 2026						
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August 2026						
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September 2026						
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October 2026						
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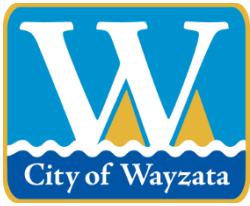
November 2026						
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December 2026						
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- Energy & Environment 5:30 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
Local Board of Appeal & Equalization - TBD April 2026
- Charter Commission - 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: May 18, 2026	AGENDA ITEM: 7.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