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**WAYZATA CITY COUNCIL  
MEETING MINUTES  
APRIL 21, 2026**

**AGENDA ITEM 1. Call to Order.**

Mayor Mullin called the meeting to order at 7:00 p.m. Mayor Mullin shared the multiple options for joining remotely and submitting comments or questions.

**AGENDA ITEM 2. Pledge of Allegiance.**

**AGENDA ITEM 3. Roll Call.**

Council Members present: Mullin, Sorensen, MacDonald, Plechash, and Koch. Also present: City Manager Yager, Community Development Director Sharpe, and City Attorney Schelzel.

Mayor Mullin noted that the Council did not hold a workshop meeting earlier this evening, but stated that on April 7, 2026, after the regular City Council meeting, they had a closed session meeting, pursuant to Mn Stat. 13D.05, Subd. 3b, attorney-client privilege. He explained that the meeting was closed to permit the Council to meet with its attorneys to review and openly discuss confidential and privileged matters related to the following litigation:

- Adlon C. Adams, 225 Manitoba Avenue, LLC; Olivia A. Adams, Wayzata Cottage, LLC; Robert C. Fisher, Trustee of Robert C. Fisher Trust – (plaintiffs/petitioners) vs. City of Wayzata (defendant)
- Jeffrey Lee Homers, 306 Barry Avenue, LLC; Scott Tripps, 1020 Lake Street East, LLC; Anna Ovsyannikova, and Yevgeniy Ogranovich, Plaintiffs/Petitioners, vs. City of Wayzata, Defendant

**AGENDA ITEM 4. Approve Agenda.**

Ms. MacDonald made a motion, seconded by Mr. Koch, to approve the agenda, as presented. The motion carried 5/0.

**AGENDA ITEM 5. Public Forum.**

**a. Update from Hennepin County Commissioner Heather Edelson**

Hennepin County Commissioner Edelson gave a presentation on the history of the County, budget details, sources of revenue, details of County expenditures, the property tax impacts on the City, Federal cuts for 2026, anticipated cuts for the County and the hospital in 2027, State and Federal legislative priorities, changes in the governing board for the Hennepin County Medical Center, funding support for early voting capabilities, the Youth Crisis Stabilization Center, the new Public Safety Headquarters in Plymouth, collaboration with the Wayzata Schools for fiber optic connectivity, and some of the infrastructure projects happening in the area.

Lisa Cerney, Hennepin County Assistant County Administrator for Public Works, thanked the City for hosting a community meeting and creating a space for the County to be able to listen to residents and their experiences on 101. She explained that the actions the County took were to work on increased visibility, assuring that residents on Hollybrook

1 have a safer access onto 101, work with MnDOT to change some signal timing, and  
2 increase visibility and enforcement around the school zone speed limits. She stated that  
3 she appreciated the Wayzata Police Department partnering with the Plymouth Police  
4 Department for enforcement.

5 Mayor Mullin asked about Wayzata Boulevard and asked when the connection to  
6 394 would be part of their overall scope. He explained that they were looking at the whole  
7 corridor and asked if the County had any guidance on the timing of when they would be  
8 able to partner with the County to complete Wayzata Boulevard fully.

9 Ms. Cerney stated that was the exact question that the City of Plymouth had also  
10 asked the County. She explained that they were in the process of reviewing all of their  
11 roads and creating the CIP for the next 5 years. She noted that 101 was a road that was on  
12 the cusp of needing reconstruction, which is the best time to make longer-term  
13 improvements. She stated that she anticipated this would be part of their CIP in the near  
14 future, as part of the bigger improvements residents were looking for.

15 City Manager Yager noted that the portion of Wayzata Boulevard that Mayor  
16 Mullin was referring to was already listed as a plan for 2030.

17 Mr. Koch asked about conversations at the County surrounding property taxes and  
18 explained that he had concerns about the decreased valuations of the properties in the  
19 Central Business District in Minneapolis and how that will impact the County.

20 Ms. Edelson stated that they were actively working with the downtown business  
21 council to try to do what they can to bring businesses back, but believes that they are seeing  
22 an overall shift in how people want to work. She stated that they cannot force private  
23 businesses to relocate to downtown Minneapolis again. She noted that they are picking  
24 other places, and many times they end up having a lot of people working from home.

25 Mr. Koch stated that there was a reality of the devaluations on the Minneapolis  
26 properties, creating a tax burden that will need to shift to other revenue sources, because  
27 he didn't expect the County to spend less money.

28 Ms. Edelson acknowledged that was what they were looking at and referenced the  
29 hospital, but noted that for the other parts, it was complicated and challenging.

30 Mr. Koch thanked Ms. Edelson for standing up in support of the County Sheriff's  
31 Department and pushing back against some of the rogue thoughts raised about eliminating  
32 the department. He encouraged Ms. Edelson to continue her support for the County  
33 Sheriff's Department and stated that communities like Wayzata benefit from the support it  
34 receives from them.

35 Mr. Sorensen stated that the Hennepin County Medical Center (HCMC) services  
36 people way beyond the County and asked if there was any meaningful conversation  
37 happening between the County and the State about how they can realistically deal with  
38 that.

39 Ms. Edelson stated that the conversation has been about the need for sustainable  
40 funding and explained that it was a crisis, because if they don't get State funding this year,  
41 the hospital will close. She noted that a lot of solutions were being discussed and shared  
42 examples of some of the ideas she had heard.

43 Mayor Mullin stated that the ballpark tax extension was probably not going to give  
44 enough of a revenue source to stabilize the system, and asked if Ms. Edelson saw an  
45 appetite to go beyond that from the State.

1 Ms. Edelson stated that she wasn't sure, but agreed that it would not be enough.  
 2 She stated that the hospital will still have to make cuts and downsize and reiterated that she  
 3 wasn't sure what would happen at the end of the legislative session. She noted that if they  
 4 get the 1% sales tax, that could make enough cuts to HCMC to continue operations at the  
 5 hospital.

6 Mayor Mullin thanked Ms. Edelson for her presentation and for taking the time to  
 7 answer Council questions.

8  
 9 **AGENDA ITEM 6. New Agenda Items.**

10  
 11 **AGENDA ITEM 7. Consent Agenda.**

12 Mayor Mullin read the items on the consent agenda and asked if any Council member  
 13 wished to pull an item for further discussion. Hearing no such request, he asked for a  
 14 motion to approve the Consent Agenda as presented. Ms. MacDonald made a motion,  
 15 seconded by Mr. Sorensen, to approve the consent agenda:

- 16 a. Approval of City Council Workshop Regular meeting minutes of March 24, 2026
- 17 b. Approval of Check Register
- 18 c. Approval of Municipal Licenses
- 19 d. Receipt of Police Activity Report
- 20 e. Receipt of Building Activity Report
- 21 f. Approval of Professional Services Agreement with Brunken Consulting, LLC for
- 22 Temporary Communications Support
- 23 g. Approval of Professional Services Agreement with VSI Professional Sound
- 24 Services and Letters of Agreement with Artists for Sunday Music in the Park Series
- 25 h. Approval of Seasonal Lease Agreement with Tonka Boat Rentals, LLC for Boat
- 26 Rentals at the Depot Community Docks

27  
 28 The motion carried 5/0.

29  
 30 **AGENDA ITEM 8. Public Hearings.**

- 31 a. **Consider Approvals for Walser Lamborghini at 1022 Wayzata Blvd. East**
- 32 1) **PUD Development Agreement**
- 33 2) **First Reading of Ordinance 860, Rezoning from C-3 to PUD; and**
- 34 3) **Vacation of Drainage and Utility Easements**

35 Mayor Mullin explained that there was a State Statute that required a public hearing for the  
 36 vacation of drainage and utility easements, but noted that they would give members of the  
 37 public a chance to weigh in on the other elements of the application.

38 Community Development Director Sharpe reviewed details of the application  
 39 related to the PUD Development Agreement, Ordinance 860, Rezoning from C-3 to PUD,  
 40 and the vacation of the drainage and utility easements. He reminded the Council of which  
 41 portions of the application had been reviewed by the Planning Commission and which  
 42 elements had only been reviewed by City staff.

43 Mayor Mullin reminded residents in the audience that if they wanted to speak on  
 44 this item, they needed to fill out a card and hand it to a staff member.

1 Ms. MacDonald referenced the slide in the presentation that depicted strike-  
2 throughs and asked about the difference between the daily service-related activities and  
3 asked if the intent was to extend the hours of operation.

4 Mr. Sharpe stated that he believed the intent would be to limit the sales-related  
5 activities from the service-related activities and have different hours. He noted that this  
6 had been recommended by the applicant as a clarification.

7 Mayor Mullin suggested that they ask this question of the applicant when they come  
8 to give their presentation.

9 Ms. MacDonald stated that the applicant asked for a design deviation related to tree  
10 plantings on the boulevard and asked if that had been remedied with the better sidewalk  
11 configuration or if they were still asking that they not be required to plant the proper amount  
12 of trees.

13 Mr. Sharpe stated that both deviations were approved for sidewalks and trees and  
14 noted that both are needed in a limited variety, but there was improvement because it  
15 allowed for additional space. He stated that there will be more trees in the area, but they  
16 would still require a deviation.

17 Mr. Sorensen asked if the conditions of the Development Agreement run with the  
18 land.

19 Mr. Sharpe clarified that Development Agreements run with the land and act as  
20 though they are the zoning district, so this would apply to Walser as well as any future  
21 users.

22 Mr. Plechash asked about the history of how the City got to the point of considering  
23 limiting the volume of sales and noted that he did not remember the Council discussing  
24 that point.

25 Mr. Sharpe explained that the condition came from the recommendation of the  
26 Planning Commission. He noted that this was a provision included within the resolution  
27 language, and when the Council discussed this during the last phase, it had not been  
28 removed, so it stayed in place.

29 Mayor Mullin agreed that he did not remember the Council debating that language  
30 and did not believe anyone on the Council had discussed restricting sales.

31 Ms. MacDonald stated that she had asked the applicant several questions at the last  
32 meeting to try to get answers on this topic and hoped that she would have them at tonight's  
33 meeting. She stated that instead of getting answers to the volume of sales and used car  
34 sales/service, she was not given any answers to her questions.

35 Mayor Mullin confirmed that he did remember Ms. MacDonald asking those  
36 questions, but does not recall the Council debating it or weighing in as a body on whether  
37 that would be an appropriate provision to include in the agreement.

38 John Brennan, General Counsel for Walser Real Estate, expressed appreciation for  
39 the thorough review the City has given to their proposed project. He noted that they had  
40 agreed to nearly every condition proposed in the agreement, but explained that their issue  
41 is with the proposed cap on the number of vehicles that may be sold or serviced at the site.  
42 He stated that he did not believe that condition was an appropriate land use regulation and  
43 noted that it was not one that was imposed on other retailers in the City. He explained that  
44 he felt it wasn't necessary because there were already other restrictions and safeguards  
45 built into the project, and shared examples of the safeguards he felt were in place. He  
46 explained that this project represents a significant private investment in a property that has

1 been neglected for a long time and would transform it into a beautiful development that  
2 will provide jobs and a tax base. He noted that it was from a family-owned company that  
3 has been operating in Wayzata for over 70 years. He reminded the Council of the strong  
4 neighborhood support for the project, which can be rare. He explained that they were  
5 asking the Council to approve the project without a cap on vehicle sales or service volumes.

6 Ms. MacDonald asked how many clients/customer/employees visit Mulberry's  
7 daily, and how many they foresee coming to the Lamborghini dealership.

8 Mr. Brennan explained that their understanding is that Mulberry's sees around  
9 1,500/month. He noted that when they have tried to put numbers to those kinds of  
10 questions, he felt it had ended up being used against them, including the proposal to put a  
11 hard cap on them.

12 Ms. MacDonald noted that during his presentation, Mr. Brennan had sounded very  
13 certain that Mulberry's created more traffic than the Lamborghini dealership would and  
14 asked where his certainty came from if they don't have data on how many people will visit  
15 the dealership.

16 Mr. Brennan stated that they do have their own estimates, but reminded the Council  
17 that Mulberry's does not have a condition on limiting their customers. He reiterated that  
18 there are already many safeguards built in, without having to put a cap on those numbers.

19 Ms. MacDonald stated that she was hearing Mr. Brennan say that they have the  
20 data, but they were not willing to share it with the City.

21 Mr. Brennan reminded the Council that in the past, they had given estimates to the  
22 City, but they do not want them to be written into an agreement.

23 Mayor Mullin stated that he believed that Ms. MacDonald was asking if the  
24 applicant felt the intensity of use would be less than for a dry cleaner.

25 Ms. MacDonald reiterated that Mr. Brennan had stated, with certainty, that their  
26 intensity of use would be much less than Mulberry's, and doesn't understand how it could  
27 be stated with such certainty. She explained that she found it strange that the applicant had  
28 this data but wouldn't share it with the Council. She stated that without having the data,  
29 the only thing left for the City to do was to include additional safeguards.

30 Mr. Brennan stated that he thought numbers had been discussed before, but assured  
31 the Council that he was quite certain that their intensity would be less than that of a dry  
32 cleaner. He reiterated that they believe the safeguards already included in the language  
33 would adequately address the concerns of the Council.

34 Mayor Mullin stated that the question behind Ms. MacDonald's question was  
35 whether it was a less intensive use and if the applicant could quantify it in any way. He  
36 stated that he understood that the applicant was trying not to have a sales limitation  
37 restriction, and asked if the applicant could provide any dimensional numbers for the  
38 intensity of use. He explained that he didn't think the Council intended to limit the number  
39 of car sales, but would like confidence that the safeguards in place have a less intense use  
40 than what was previously there, so they have had a certain level of comfort. He clarified  
41 that what they want to limit is the activity and intensity of the use.

42 Mr. Brennan noted that the language they proposed provided a limit on both visits  
43 and sales, so if it was more about visits, that may be a different question. He noted that he  
44 did not have information in front of him on what a comparable Lamborghini dealership  
45 would be.

1 Mr. Sorensen referenced Article 5, which the City had proposed, and the suggested  
2 edits by the applicant. He asked if there would be any other language that the City could  
3 consider to expand and strengthen some of the commitments that had been made beyond  
4 the language in this section.

5 Mr. Brennan explained that he had a lengthy discussion with City Attorney Schelzel  
6 on the language. He stated that there could be some numbers inserted, but wasn't sure how  
7 it could be enforced or how meaningful it would be for either party.

8 Mr. Koch asked how many indoor parking spaces they are proposing for the  
9 inventory.

10 Mr. Brennan stated that there were 20 indoor spaces.

11 Mr. Koch stated that a worst-case scenario would be that they sell all 20 cars in one  
12 day, which would mean there would be 20 people coming and going throughout the day.

13 Ms. MacDonald stated that they will sell used cars and will also be servicing cars.

14 Mr. Koch reminded Ms. MacDonald that those also needed to be stored indoors.

15 Mayor Mullin stated that the sticking point that they need to resolve is how to find  
16 a way to guide the least intensive use, but still make them successful in selling and servicing  
17 cars. He stated that what he was hearing as the primary concern was the overall  
18 intensity/activity of use of people coming and going.

19 City Attorney Schelzel confirmed that what Mr. Brennan had portrayed about their  
20 conversations was accurate, and the applicant had been very gracious about all the  
21 proposed elements of the agreement, except for one point. He gave a brief overview of the  
22 things he felt the Council should focus on during their discussion related to section 5.

23 Mr. Koch noted that he felt the information related to daily service-related activities  
24 was important because it specifies limited hours for service, and he would like that to be  
25 included in the agreement.

26 Mr. Schelzel stated that he would also like that language to be included and noted  
27 that the red line included in the packet was erroneous and should have been an accepted  
28 change.

29 Mayor Mullin opened the public hearing for the proposed vacation of drainage and  
30 utility easements at 8:10 p.m. There being no comments, he closed the public hearing at  
31 8:10 p.m. He noted that the Council would now accept public comment on this topic.

32 Greg Hogle explained that he was the neighbor alongside this property and had  
33 attended all the previous meetings where this application had been discussed. He stated  
34 that his understanding was that this would be a boutique dealership that would sell fewer  
35 than 50 cars per year and was not concerned about the volume of business. He noted that  
36 he cannot remember a time when the Council had displayed redlined versions of a proposed  
37 development agreement and wasn't sure how they got to this point. He asked if, for  
38 example, Walgreens had language in their agreements that limited the number of customers  
39 they were allowed to have on a daily basis or a limit on the number of sales they had. He  
40 stated that he did not believe that there would be precedent for the City to ask a company  
41 to list out their sales data within a legal agreement. He clarified that he supported this  
42 proposed development.

43 Mr. Plechash agreed that it was unusual to see redlines at a Council meeting, but  
44 felt the redlines being proposed made sense to him. He stated that he cannot imagine the  
45 City restricting the amount of sales for a business. He noted that the City wants this  
46 business to succeed and noted that early in the process, he can remember a very small

1 number being thrown out for sales, which was not high volume. He stated that he can also  
2 remember having previous conversations that most, and possibly all of the cars, would be  
3 pre-sold. He stated that he did not think the overall intensity of use for this dealership was  
4 going to be more than a dry cleaner's and noted that the neighbors have shown strong  
5 support for this project. He stated that he felt the rezoning and the vacation of the drainage  
6 and utility easements made sense to him.

7 Ms. MacDonald stated that she works in retail and cannot imagine someone telling  
8 her that she couldn't sell the amount she wanted to sell. She explained that the reason this  
9 information felt relevant to her was so she could understand the impact of what a car  
10 dealership would be. She stated that she understood that the applicant did not really think  
11 of this as a 'car dealership', but it is someplace where people can buy a car. She explained  
12 that something that was looming in her head was the complaint from her constituents about  
13 noisy and loud vehicles. She noted that there is a kind of car culture on Lake Street, which  
14 is much to the dismay of many residents. She explained that this was a concern for her,  
15 which was why she had been trying to get a handle on the volume, because of the potential  
16 disruption this kind of car can bring to a small town. She clarified that it was not about  
17 trying to keep the applicant from having a good business, but trying to decide whether the  
18 good business belonged in a central core lot next to a difficult-to-navigate road, which was  
19 where she had wanted to see the actual data from the applicant. She stated that she would  
20 suggest the City take a harder look at allowing the proposed strike-through of the brand  
21 name to be removed and changed to 'exotic'. She explained that she would like to restore  
22 the specific reference to Lamborghini in the agreement. She noted that she has struggled  
23 with this application because she felt there were red flags and that information has been  
24 withheld. She noted that she felt the requests for vacation of the drainage and utility  
25 easement and the rezoning request were reasonable.

26 Mr. Sorensen stated that from the conversations they have had about this project,  
27 he felt that this use was going to be a good fit for the area and noted that this was a difficult  
28 site. He explained that this was getting so much attention because if there was too much  
29 traffic in and out, it would be a mess for the City. He stated that the City has been told that  
30 this would be a boutique facility that would have off-site sales and low volumes of  
31 customers. He asked if it might make sense for the Council to direct staff to take another  
32 shot at continued negotiations on Article 6 within the proposed development agreement to  
33 include and acknowledge traffic and the operating model that the City was told would be  
34 in place. He stated that he felt this would be a good use for the site and also supported the  
35 requests for rezoning and vacation of the drainage and utility easements.

36 Mr. Koch stated that he did not have any issues with the rezoning and the vacation  
37 of the drainage and utility easements. He explained that he was in favor of the proposed  
38 language in the agreement and believes that the City had enough safeguards already  
39 included. He stated that if they change the language to 'exotic', he felt that the language  
40 describing them as rare, high-performance vehicles characterized by high costs, and  
41 produced in limited numbers sets strict parameters around the use. He stated that he  
42 believed there were enough guardrails in place with limited storage on site, and the number  
43 of service bays would limit the traffic and the impact this would have on the area.

44 Mayor Mullin explained that he was also okay with the proposed rezoning and  
45 vacation of the drainage and utility easements. He stated that the only other thing he  
46 wanted to note within the PUD agreement was the provision that used vehicle sales shall

1 be permitted only to the extent that such businesses are ancillary to a new vehicle sales  
2 franchise. He noted that he felt that it took things like mass market sales of vehicles like  
3 Kia and Toyota off the table. He stated that he had lived on Huntington for years and  
4 believed the benefit from the regrading and drainage plans would be a huge benefit for the  
5 area. He explained that he was in full support of this request and did not see a need to  
6 adjust any of the proposed language.

7  
8 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Mr. Sorensen,  
9 to Approve the PUD Development Agreement with the applicant's requested revisions,  
10 including the removal of the condition in Resolution 12-2026 related to the volume of  
11 vehicles displayed, sold, and serviced.

12  
13 Ms. MacDonald stated that she wanted all businesses in the City to be successful, but the  
14 switch at the 11<sup>th</sup> hour to remove the brand name felt like they were withholding, so she  
15 would vote against this request.

16  
17 The motion carried 4/1 (MacDonald opposed).

18  
19 Mayor Mullin asked for a motion. Mr. Koch made a motion, seconded by Mr. Plechash,  
20 to Approve the First Reading of Ordinance 860, amending the Official Zoning Map of the  
21 City of Wayzata to rezone the property from 'C-3 Service District' to 'PUD Planned Unit  
22 Development' District. The motion carried 5/0.

23  
24 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Mr. Koch,  
25 to Adopt Resolution No. 20-2026, approving the vacation of drainage and utility easements  
26 at 1022 Wayzata Boulevard East. The motion carried 5/0.

27  
28 **AGENDA ITEM 9. New Business.**

29 **a. Consider Approval of First Reading of Ordinance 857 and 858 amending**  
30 **Chapter 805 Subdivision – Park Dedication and Fee Schedule**

31 Mr. Sharpe gave an overview of the proposal to amend Chapter 805, Subdivision – Park  
32 Dedication and Fee Schedule.

33 Ms. MacDonald asked for an example of recreation provided by the credit.

34 Mr. Sharpe explained that listed within the ordinance are pools, volleyball courts,  
35 dog runs, tennis courts, gyms, outdoor park, and play facilities.

36 Ms. MacDonald referenced the very small dog run in the Promenade, which is in a  
37 hidden area, and explained that she didn't want to get nit-picky, but if the City was offering  
38 credit, she wondered if the City would give them examples of the City's expectations.

39 Mr. Sharpe stated that he believed the ordinance provides examples and noted that  
40 because this was in the PUD, it was where the City can negotiate back and forth on what  
41 areas or aspects would count towards this credit.

42 Mr. Schelzel referenced the proposed Ordinance on page 244 of the packet, within  
43 Section 3, where there is language that Mr. Sharpe was referring to. He noted that it says  
44 that the Council may, at its discretion, grant a credit towards the cash fee for parkland if it  
45 is part of a PUD.

46

1 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.  
2 Plechash, to Approve the First Reading of Ordinances 857 and 858, Amending Chapter  
3 805, Subdivisions, Park Dedication, and the Fee Schedule. The motion carried 5/0.  
4

5 **b. Consider Adoption of Resolution 14-2026 Denying Subdivision by Preliminary**  
6 **Plat at 190 Gleason Lake Road and 121 Gleahaven Road – Tabled from March 10,**  
7 **2026**

8 Mr. Sharpe reviewed details of the application for a proposed subdivision at Glea Haven  
9 3<sup>rd</sup> Addition at 190 Gleason Lake Road and 121 Gleahaven Road, including the project  
10 location, existing conditions, proposed preliminary plats, hypothetical home  
11 configurations, lot requirements, Shoreland Overlay District requirements, lot area/width  
12 comparisons/analysis, tree inventory, removal, and replacement plans. He noted that the  
13 applicant held 2 neighborhood meetings, and suggested that the applicant later provide the  
14 Council with details of the discussion during the meetings. He stated that the City had  
15 received numerous public comments on this application, and noted that there were  
16 comments that came in after the packet deadline that were printed and available on the  
17 Council dais. He explained that the concerns expressed in public comments were mainly  
18 around increased density, tree removal, reduced property values, and the character of the  
19 neighborhood. He noted that the applicant had presented supplemental materials during  
20 the second neighborhood meeting that the Planning Commission had not seen and gave a  
21 brief overview of the information within those materials. He noted that the Planning  
22 Commission voted to adopt a Report and Recommendation of denial of the application by  
23 a 4-3 vote.

24 Ms. MacDonald asked if building pads depicted were part of the proposed  
25 subdivision or if it was just the setback lines.

26 Mr. Sharpe reviewed the hypothetical home configurations and noted that the  
27 building pads were depicted with dotted black lines in the materials, and indicated the area  
28 that they were able to build within on the lots. He noted that the applicant has demonstrated  
29 that there could be building pads that meet the setbacks for each new lot.

30 Mr. Koch confirmed that there were other limitations, such as impervious surface  
31 restrictions, so the applicant couldn't build on the entire building pad area within the  
32 setbacks.

33 Mr. Sharpe stated that it was correct, and the applicant would still be required to  
34 meet provisions of the zoning ordinance like impervious surface and building coverage  
35 limits.

36 There being no further questions from staff, Mayor Mullin invited the applicant to  
37 address the Council.

38 Applicant's representative, Kelsey Thompson, Lake West Development, 14525  
39 Highway 7, Minnetonka, stated that she wanted to go through the findings of fact from the  
40 proposed resolution. She stated that she felt there was a bit of confusion at the Planning  
41 Commission meeting. She noted that their engineer was not able to attend that meeting,  
42 and explained that one of the reasons they had asked to postpone this meeting was to give  
43 them time to meet with some of the neighbors to review the plans in more detail, with the  
44 hope of addressing some of their concerns. She briefly went through the findings of fact,  
45 explained the applicant's response to each, outlined those they disagreed with, and  
46 explained how they felt they met the City requirements and guidance.

1 Mr. Plechash asked if there had been any thought given to just replacing each home  
2 with another home, rather than subdividing the property and building 4 homes.

3 Ms. Thompson stated that there was some thought given to it, but not in depth,  
4 because the property is zoned R-3, which allows duplexes. She stated that they could have  
5 come forward with a plan for two duplexes and not have to subdivide the property, but  
6 noted that would also end up yielding 4 units. She stated that they began with a 5-lot plan  
7 that met all of the City's zoning requirements, and after conversations with neighbors and  
8 City staff, they decided to pursue the 4-lot plan. She explained that a 3-lot plan or just  
9 knocking down the existing homes and replacing them were not things they had considered.

10 Ms. MacDonald asked if the original 5-lot plan had met the density requirements.

11 Mr. Sharpe explained that it had not because the plan exceeded the 3 units/acre  
12 limit, which is why staff had informed them that that plan would require a Comprehensive  
13 Plan amendment in addition to approval of a Preliminary Plat.

14 Ms. MacDonald asked if Lake West would be building the new homes.

15 Ms. Thompson stated that potentially Lake West could build the homes, or could  
16 sell to a builder, but acknowledged that they hadn't gotten that far yet.

17 Ms. MacDonald noted that the front setbacks depicted in the materials presented  
18 are generous, but that is a hope, not a promise.

19 There being no further questions for the applicant, Mayor Mullin invited a member  
20 of the public who had submitted a comment request card to speak.

21 Dan Poss, 133 Gleahaven Road, stated that his property is adjacent to the  
22 development proposed. He stated that their neighborhood is unique, with a unique road  
23 and a cul-de-sac, which creates a lot of triangular lots. He stated that the density feel of  
24 Gleahaven Road is that it is on 6 acres and stated that where the project was proposed, there  
25 were currently no driveways in that location. He stated that to make a statement that this  
26 proposal would not change the character of the neighborhood was subjective, because he  
27 thinks it will change it. He acknowledged that some of the changes may be positive, but  
28 from a density standpoint, it would be a tremendous change of character. He stated that if  
29 the neighborhood continues to be parsed out like they are proposing here, it would mean  
30 there could be almost 30 homes in their neighborhood. He noted that he did not understand  
31 the zoning designation, and stated that nobody had been able to explain to him why the  
32 zoning was changed to its current designation. He stated that this neighborhood has  
33 longtime residents because of the charm and feel of the neighborhood.

34 Mr. Sharpe stated that it appears that the zoning change occurred as part of the 1980  
35 Comprehensive Plan, but there was no specific notation of this neighborhood within its  
36 adoption.

37 Mr. Poss stated that his proposed compromise would be for 3 homes because it  
38 would be more like the average of the area. He explained that the comments shared by Ms.  
39 Thompson were true, but to get the overarching feel of their neighborhood, he believed this  
40 should be zoned so that the properties cannot be subdivided to the degree being proposed.  
41 He stated that there are steep slopes, and he would like to see a variance approved for the  
42 grading to go lower because if they put a home there now, it would tower over his home  
43 and be overbearing.

44 There being no further public comment, Mayor Mullin opened Council discussion.

45 Mr. Koch asked if the R-3 zoning for the neighborhood had been part of every  
46 Comprehensive Plan that had been approved since 1980.

1 Mr. Sharpe confirmed that was correct.

2 Mr. Schelzel stated that he did not believe there was a question about what the  
3 zoning is now. He noted that the City may not know exactly when it became or why it was  
4 the current zoning, but R-3 is legally what the zoning district is.

5 Mr. Sorensen noted that, typically, he was very supportive and defensive of  
6 property rights. He stated that it is clear that many of the subdivision criteria have been  
7 met with this application, but the issue he was not able to shake was the shape of the lots  
8 in this subdivision. He referenced the aerial photo of the area that depicted the lot widths  
9 in the neighborhood and explained that Mr. Poss's comments about neighborhood  
10 character had resonated with him. He referenced the corner of Manitoba and Rice Street,  
11 where there are 4 relatively new homes that have been built, and the development on  
12 Central Avenue South and LaSalle, which also has 4 relatively new homes with narrow lot  
13 widths. He stated that he felt the City needed to be really careful and noted that while this  
14 application does comply with many of the criteria in the Subdivision Ordinance, that did  
15 not always make it appropriate. He stated that in the examples he shared, the homes cover  
16 large portions of the lots and get close to the side yard setbacks. He said that this proposal  
17 could have 20 feet between the homes, and that is significantly different than the space  
18 between the homes that are currently in the neighborhood. He stated that he agreed with  
19 the conclusion of the Planning Commission that the City should deny this application and  
20 listed a few of his reasons from the applicable criteria. He stated that if the proposal was  
21 for something less than 4 lots, he believes many of the issues would go away.

22 Ms. MacDonald stated that Mr. Sorensen had summed up many of her feelings  
23 about the findings and work the Planning Commission put into considering this application.  
24 She stated that when she watched the Planning Commission meeting when this was  
25 originally discussed, she continually questioned why this was R-3 because, to her, this did  
26 not feel like an R-3 neighborhood. She explained that she saw a disconnect between the  
27 zoning for this property and the reality of the situation. She stated that she felt it would be  
28 worth looking into more closely, because it may have been a mistake or an oversight. She  
29 stated that adding another 4 lots does feel like it would change the character of the  
30 neighborhood. She stated that she has been serving the City for 6 years and has learned to  
31 trust the Planning Commission, her colleagues, and her gut instinct, and something didn't  
32 match up in this situation.

33 Mr. Koch stated that he watched the Planning Commission and appreciated the  
34 input from the neighbors. He noted that he agreed with trying to maintain the character of  
35 a neighborhood, but there can be differing opinions on what that actually means. He stated  
36 that he thought the Planning Commission vote was going to end up recommending  
37 approval of this application and noted that he would have a tough time denying it because  
38 of the facts. He explained that he thought there could be a way to build unique homes that  
39 aren't cookie-cutter and would hope that if this moves forward, they would be able to come  
40 to an agreement on the grading issue that Mr. Poss raised.

41 Mr. Plechash stated that he supported the idea raised by Ms. MacDonald about  
42 exploring the zoning, but noted that it was not something before the Council tonight. He  
43 stated that there were a lot of pros and cons in allowing this project to move forward and  
44 shared examples. He noted that he agreed with the idea raised previously that having 3  
45 homes made more sense to him than 4 homes. He explained that the bottom line for him  
46 was that the views of the neighbors make a difference because nobody knows a

1 neighborhood better than the people who live there. He stated that the arguments he had  
2 heard from the neighbors were compelling for him and would affirm the recommendation  
3 from the Planning Commission to deny this request.

4 Mayor Mullin stated that he would also prefer 3 homes instead of 4, and noted that  
5 it may be a way to find a compromise in this situation. He asked if there ended up being  
6 support for 4 homes, how the grading plan could be radically different than what had been  
7 proposed.

8 Mr. Sharpe stated that the application before the Council was an application that  
9 proposed 4 lots, and reminded Council that the idea of a possible 3 lot subdivision was not  
10 before them. He noted that the grading change in applicant's grading plan is below the  
11 level where it would need to be considered and approved by the Council, and that was what  
12 was being brought forward with the application. He further noted the applicant could later  
13 bring forward an application for additional grading if needed.

14 Mayor Mullin stated that he understood that, but asked if the Council could provide  
15 guidance and direct staff to work with the applicant to adjust the grading plan.

16 Mr. Schelzel stated that staff can talk to the applicant about that but could not force  
17 the applicant to do anything they didn't want to do.

18 Mayor Mullin noted that he had posed this hypothetically to the applicant and  
19 believes that they responded that they would be open to it as long as it doesn't materially  
20 change the plan.

21 Applicant's principal, Curt Fretham, addressed Council and acknowledged that he  
22 had a conversation with Mayor Mullin about a month ago about lowering their grades, and  
23 stated that they would be willing to make some changes. He stated that they had brought  
24 what they felt was a fully compliant plan because they didn't want to get into arguments.  
25 He stated that it has been a surprise to them that this is where their application has ended  
26 up.

27 Mayor Mullin explained that he was generally a pro-property rights person and  
28 struggles when they are balancing objective and subjective criteria. He asked Mr. Schelzel  
29 to replay the findings of fact in the proposed resolution from the City's point of view.

30 Mr. Schelzel briefly outlined the findings of fact and explained how conclusions  
31 had been reached by the Planning Commission for a recommendation for denial. He noted  
32 that the Subdivision Ordinance is different than the Zoning Ordinance in a lot of ways  
33 because it asks the Commission and Council to consider possible adverse effects, which  
34 can be a judgment call.

35 Mayor Mullin reiterated that if there ended up being support for a 4-lot subdivision,  
36 he would like to see an additional condition of approval be that staff work with the applicant  
37 on a revised grading plan.

38 Ms. MacDonald stated that she believed that Mr. Fretham had explained that if they  
39 lowered the grading, they would also lose the generous setbacks. She noted that another  
40 concern she has with this application is the steep curve and stated that she would want to  
41 know if a regrade would make the setback worse. She noted that she feels that a 4-lot  
42 subdivision is wrong for this neighborhood, and a 4-lot subdivision with a 10-foot setback  
43 would make her feel for the neighbors.

44 Mayor Mullin clarified that his comments were not intended to imply that they  
45 would go for a uniform grading, and referenced the topography of the land and how he felt  
46 some grading changes could work.

1  
2 There being no further discussion, Mayor Mullin asked for a motion on the draft resolution.  
3 Mr. Plechesh made a motion, seconded by Ms. MacDonald, to Adopt Resolution No. 14-  
4 2026, Denying Subdivision by Preliminary Plat at 190 Gleason Lake Road and 121  
5 Gleahaven Road. Upon a roll call vote, the motion carried 3/2 (Koch and Mullin).

6  
7 **AGENDA ITEM 10. City Manager's Report and Discussion Items.**

8 **a. Upcoming Events/Announcements**

- 9
- 10 • Highway 12 construction started this week and encouraged people to be aware of  
11 lane shifts throughout the day. She recommended residents sign up on MnDOT's  
12 website so they get email notifications about construction updates.
  - 13 • Spring Clean-Up will be held on May 2, 2026, at 7:00 a.m. for curbside pickup.  
14 She noted that there is a list of acceptable items that can be found on the City  
15 website.
  - 16 • Klapprich Park Grand Opening celebration will be May 14, 2026, from 5:00 to 7:30  
17 p.m.

18 Mayor Mullin stated that he thinks there is the potential for the Highway 12 project to be  
19 more disruptive to local businesses than the Bushaway project. He explained that a request  
20 had come from the local restaurant community to get more specificity from the DOT about  
21 the on/off exits that will be impacted and when they will be impacted. He stated that the  
22 second request from the business community was whether there was a way to get  
23 information communicated about alternative pathways to get into the City.

24 Ms. Yager stated that she would follow up with Public Works and MnDOT to see  
25 if they can incorporate any of those suggestions in the plans.

26 Mayor Mullin stated that the League of Women Voters was hosting a forum on  
27 April 29, 2026, with the cities of Plymouth, Long Lake, Orono, Corcoran, Mound,  
28 Minnetrista, Medina, and Wayzata. He stated that it would be held at the Plymouth City  
29 Hall at 6:30 p.m.

30  
31 **b. Council Member Updates/Announcements**

32  
33 **AGENDA ITEM 11. Public Forum Continued (if necessary).**

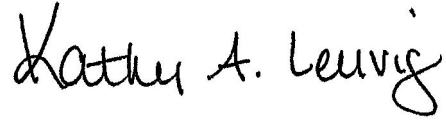
34 There were no comments.

35  
36 **AGENDA ITEM 12. Adjournment.**

37 There being no further business, Mayor Mullin asked for a motion to adjourn. Mr. Plechash  
38 made a motion, seconded by Mr. Sorensen, to adjourn. Mayor Mullin adjourned the  
39 meeting at 10:11 p.m.

40  
41

1 Respectfully submitted,

A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive style with a distinct dot over the 'i' in "Leervig".

2  
3 Kathy Leervig  
4 City Clerk

5  
6 Drafted by Kayla Rokosz  
7 *TimeSaver Off Site Secretarial, Inc.*