

# WAYZATA PLANNING COMMISSION

## Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, June 1, 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](http://www.wayzata.org/WCTV).



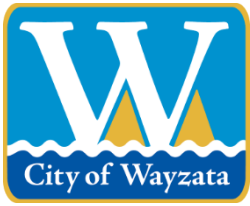
Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council 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](mailto: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 18th, 2026
  - b. Approve Planning Commission Report and Recommendation of Approval of a Zoning Text Amendment to Chapter 950 - General Zoning District Provisions
  - c. Approve Planning Commission Report and Recommendation of Approval of Zoning Text Amendment to Chapter 936 - Tree Preservation Ordinance
5. **Old Business Items**
6. **Public Hearing Items**
7. **Other Items**
  - a. 2025 Planning Commission Annual Development Review
  - b. Planning Commission Meeting Schedule
  - c. Review of Development Activities
8. **Adjournment**

Upcoming Meetings:  
City Council - June 2, 2026  
Planning Commission - June 15, 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**

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 4.a
<b>TITLE:</b> Approval of Meeting Minutes of May 18th, 2026	
<b>PREPARED BY:</b> Alex Sharpe, Community Development Director	
<b>REVIEWED BY:</b> Alex Sharpe, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

Staff recommends approval of the meeting minutes of May 18th, 2026

**ATTACHMENTS:**

1. Draft Planning Commission Minutes 05.18.2026



1  
2 **a) Consider Zoning Text Amendment to Chapter 950 – General Zoning District**  
3 **Provisions**  
4

5 Planning Intern Jagodzinski gave a brief overview of the amendments proposed by staff to Chapter  
6 950 of the City’s Zoning Code, which would make minor updates to the zoning district titles in the  
7 table of that Chapter to match the current zoning district names on the official zoning map and in  
8 other chapters of the Zoning Code.  
9

10 Commissioner Schwalbe asked when the discrepancy between the titles in Chapter 950 and the  
11 rest of code came about, and why they needed to make the changes.  
12

13 Ms. Jagodzinski explained that some of the titles in the Chapter 950 table were outdated and  
14 inconsistent with the Zoning Map, which could cause confusion.  
15

16 Commissioner Schwalbe stated that she wanted to make sure the title changes were not proposed  
17 for an increase in density requirements for districts.  
18

19 Chair Cameron confirmed with Planning Intern Jagodzinski that the purpose of the proposed  
20 amendment is simply to correct outdated district titles in one specific section of code so they align  
21 correctly consistently throughout Code and on the official Zoning Map. He stated that the  
22 Commission was not being asked to change the current titles, description or requirements of the  
23 Zoning Districts, rather just correct the outdated titles in this section.  
24

25 Commissioner Schwalbe reiterated her question about when the discrepancy had happened.  
26

27 City Attorney Schelzel underscored that this amendment proposal was not a substantive change  
28 and was really just to bring consistency between the map and this particular part of the Code. He  
29 stated that he thinks this discrepancy may have happened when the City adopted the Use Table to  
30 streamline the Zoning Ordinance, so that permitted uses and conditional uses would be found  
31 within the table. He recalled that it happened sometime within the last 5 years.  
32

33 Commissioner Schwalbe stated that the proposed title changes appear to increase the density  
34 possibilities for R-3A, R-4, R-4A, and R-5. She asked if the district titles as currently written in  
35 Chapter 950 were correct related to density requirements per district or if the title changes  
36 corresponded to the change in density requirements within the last few years when the  
37 State/County had asked the City to increase its density.  
38

39 Planner Hedblom stated that the proposed amendment change is just a situation where this portion  
40 of the Code was not updated to match the rest, and reiterated the point that there was no substantive  
41 change to the Code. She stated that the titles within this table were never updated to the accurate  
42 titles in order to match the City’s Zoning Map and the corresponding zoning district chapters  
43 within other parts of the Code. She clarified that there would not be any changes to density or the  
44 district requirements, and that the purpose of the text amendment is only to correct errors that were  
45 found while doing planning review.  
46

1 There being no further questions for staff, Chair Cameron opened the public hearing at 6:40 p.m.  
2 There being no one wishing to provide public comment, he closed the public hearing at 6:40 p.m.

3  
4 After brief discussion about the amendment and its purpose among the Commissioners,  
5 Commissioner Plantan made a motion, seconded by Commissioner Schwalbe, to direct staff to  
6 prepare a draft Planning Commission Report and Recommendation of approval of the proposed  
7 Zoning Text Amendments to Chapter 950 – General Zoning District Provisions for the  
8 Commission’s review and adoption at its next meeting.

9  
10 The motion carried unanimously.

11  
12 **b) Consider Zoning Text Amendments to Chapter 936 – Tree Preservation**  
13 **Ordinance**

14  
15 Ms. Hedblom gave a brief overview of the zoning text amendments proposed by staff to Chapter  
16 936, the Tree Preservation Ordinance, and explained that the additional language requested by the  
17 City Forester was intended to resolve recurring points of confusion and potential unintended results  
18 related to the classification of heritage and significant trees.

19  
20 Commissioner Severson asked for examples of the evidence of confusion Planner Hedblom had  
21 referred to.

22  
23 City Forester Myhran gave a brief example of the confusion staff has encountered when reviewing  
24 development and permit applications. He explained that applicants will sometimes miscalculate  
25 removal/replacement allowances based on the inclusion of heritage trees in the overall total of  
26 trunk inches that is used to identify the allowed removal percentage. He said that applicants will  
27 include trunk inches of heritage trees because the current code language does not completely  
28 differentiate between the classification of significant versus heritage trees, and that a heritage tree  
29 could technically also qualify as a significant tree under a literal reading of the code definition. He  
30 stated that this goes against the intent of the ordinance and is not how the code has been interpreted  
31 or enforced by staff.

32  
33 Mr. Schelzel stated that the proposed text amendments were explicitly written in the way the City  
34 has historically interpreted the definitions in the Tree Preservation Ordinance from the beginning,  
35 and the way it was intended. He explained that these proposed text amendments, like the last  
36 agenda item, are not a fundamental shift in code application or a new policy question to consider.  
37 He stated that this was something that he would refer to as an administrative clean-up because  
38 some developers were attempting or could attempt to exploit the existing ambiguity to argue with  
39 City Forester Myhran about significant and heritage tree requirements.

40  
41 Commissioner VanLoy asked if homeowners had the same requirement for cutting down heritage  
42 or significant trees.

43  
44 Mr. Myhran stated that there are certain requirements for homeowners when there is no  
45 development application and briefly reviewed the differences.

46

1 There being no further questions for staff, Chair Cameron opened the public hearing at 7:00 p.m.  
2 There being no public comment, he closed the public hearing at 7:00 p.m.

3  
4 After brief discussion about the amendment and its purpose among the Commissioners,  
5 Commissioner Plantan made a motion, seconded by Commissioner Severson, to direct staff to  
6 prepare a draft Planning Commission Report and Recommendation of approval for the proposed  
7 Zoning Text Amendments to Chapter 936 - Tree Preservation Ordinance for the Commission's  
8 review and adoption at its next meeting.

9  
10 The motion carried unanimously.

11  
12 **AGENDA ITEM 7. Other Items:**

13  
14 **a) Planning Commission Meeting Schedule**

15  
16 Ms. Hedblom noted that the next meeting would happen on June 1, 2026.

17  
18 **b) Review of Development Activities**

19  
20 Ms. Hedblom gave a brief update on the development projects throughout the City.

21  
22 Commissioner VanLoy asked if there were updates regarding interior permits for the old Caribou  
23 site.

24  
25 Ms. Hedblom stated that the City has issued interior tenant build out permits for the two ground  
26 level spaces at 641 Lake St.

27  
28 Commissioner VanLoy asked what businesses would occupy those spaces and if the use would be  
29 retail.

30  
31 Ms. Hedblom responded that she wasn't sure if the individual tenants were ready for their  
32 information to be shared publicly. She noted that one tenant will be a coffee shop and the other  
33 appears to be a private business office and conference space.

34  
35 Commissioner VanLoy stated he thought the ground floor use is required to be retail. He asked for  
36 clarification and if the office-conference space is a permitted use.

37  
38 Ms. Hedblom stated that the ordinance requirement Commissioner VanLoy referred to requires  
39 fifty percent of a building's ground floor along Lake St to be retail or service commercial. She  
40 explained that the property for this project is comprised of more than just the building addition at  
41 the end of the block and the calculation for retail actually takes into account more building area  
42 than what has been remodeled. She stated that the total building footprint for this property spans  
43 through Gianni's location and that the fifty percent requirement is calculated by the full ground  
44 floor footprint. She added that the interior permits were reviewed and issued by the City while she  
45 was on maternity leave and that to her knowledge the use meets zoning requirements.

46

1 **AGENDA ITEM 8. Adjournment.**

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

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

7  
8 The motion carried unanimously.

9  
10 The Planning Commission meeting was adjourned at 7:11 p.m.

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

15

DRAFT



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 4.b
<b>TITLE:</b> Approve Planning Commission Report and Recommendation of Approval of a Zoning Text Amendment to Chapter 950 - General Zoning District Provisions	
<b>PREPARED BY:</b> May Jagodzinski, Planning Intern	
<b>REVIEWED BY:</b> Haily Hedblom, Planner	
<b>60 DAY DEADLINE:</b> 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.

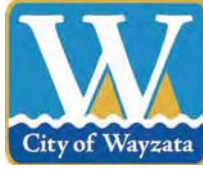
On May 4, 2026, the Planning Commission held a public hearing and directed staff to prepare a Report and Recommendation of Approval. The draft Report and Recommendation is attached for review.

### **ACTION REQUESTED:**

Staff recommends approval of the Planning Commission Report and Recommendation.

### **ATTACHMENTS:**

1. Draft PC Report- Report and Recommendation Chapter 950 Amendment



## WAYZATA PLANNING COMMISSION

June 1, 2026

### REPORT AND RECOMMENDATION OF APPROVAL OF AMENDMENT TO CHAPTER 950 (GENERAL ZONING DISTRICT PROVISIONS) OF THE ZONING ORDINANCE TO UPDATE CERTAIN ZONING DISTRICT TITLES

**DRAFT**

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#### **SUMMARY OF RECOMMENDATION**

**Approval\*** of Zoning Ordinance Amendment to update certain Zoning District Titles to conform with the rest of the Zoning Ordinance and the Official Zoning Map

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Zoning Ordinance Amendment (text). City staff has identified several out of date Zoning District titles listed in Sec. 905.01 of the Zoning Ordinance that are inconsistent with rest of the Zoning Ordinance and the official Zoning Map of Wayzata. A copy of an amendment to address these inconsistencies and update Sec. 905.01 is attached to this Report as Attachment A (the “Zoning Ordinance Amendment”).
- 1.2 Notice and Public Hearing. Notice of the public hearing on the Zoning Ordinance Amendment was published in the *Sun Sailor* on May 7, 2026 and on the City’s website. The public hearing on the Zoning Ordinance Amendment was held at the May 19, 2026 Planning Commission meeting.

##### **Section 2. STANDARDS**

- 2.1 Zoning Ordinance Amendment. City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance (Text or

Zoning Map). In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F of the Zoning Ordinance, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

### **Section 3. FINDINGS OF FACT**

Based on the materials submitted by City Staff, the Staff report, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the proposed Zoning Ordinance Amendment would not have any adverse effects, and would instead update and correct an existing discrepancy in the Zoning Ordinance. The Zoning Ordinance Amendment meets the applicable standards in that:
- A. The Zoning Ordinance Amendment does not contravene any policies and provisions of the official City Comprehensive Plan.
  - B. The Zoning Ordinance Amendment would not adversely affect the present and future land uses within the City.
  - C. The Zoning Ordinance Amendment would have no effect on performance standards contained in the Zoning Ordinance.

- D. The Zoning Ordinance Amendment would not have a negative effect on any areas of the City.
- E. The Zoning Ordinance Amendment would not have any known effect on property values in the City.
- F. There would be no additional traffic generation by Zoning Ordinance Amendment.
- G. The Zoning Ordinance Amendment would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Zoning Ordinance Amendment.

Adopted by the Wayzata Planning Commission this 1<sup>st</sup> day of June 2026.

Attachments:

Attachment A: Zoning Ordinance Amendment

**CITY OF WAYZATA  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 950  
(GENERAL ZONING DISTRICT PROVISIONS)  
OF THE WAYZATA ZONING ORDINANCE (PART IX OF CITY CODE)  
TO UPDATE CERTAIN ZONING DISTRICT TITLES**

**WHEREAS**, City staff has drafted an amendment to Section 950.01 of the Zoning Ordinance to update and correct an existing discrepancy in the titles of certain Zoning Districts (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 June 1, 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 950 (General Zoning District Provisions).**

The zoning district table in Section 950.01 of Chapter 950 of the Wayzata City Code is hereby amended to read in its entirety as follows (~~struek~~ text deleted; underlined text added):

C-1	Office and Limited Commercial District
C-1A	Neighborhood <u>Office</u> 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	<del>Low to Medium Density</del> Single Family Residential District
R-3	Single and Two Family Residential District
R-3A	<del>High Density</del> Single <del>and Two</del> Family Residential District
R-4	Medium Density Multiple Residential District
R-4A	Low <del>to Medium</del> Density Multiple Residential District
R-5	<del>Average High</del> Density Multiple Residential District

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

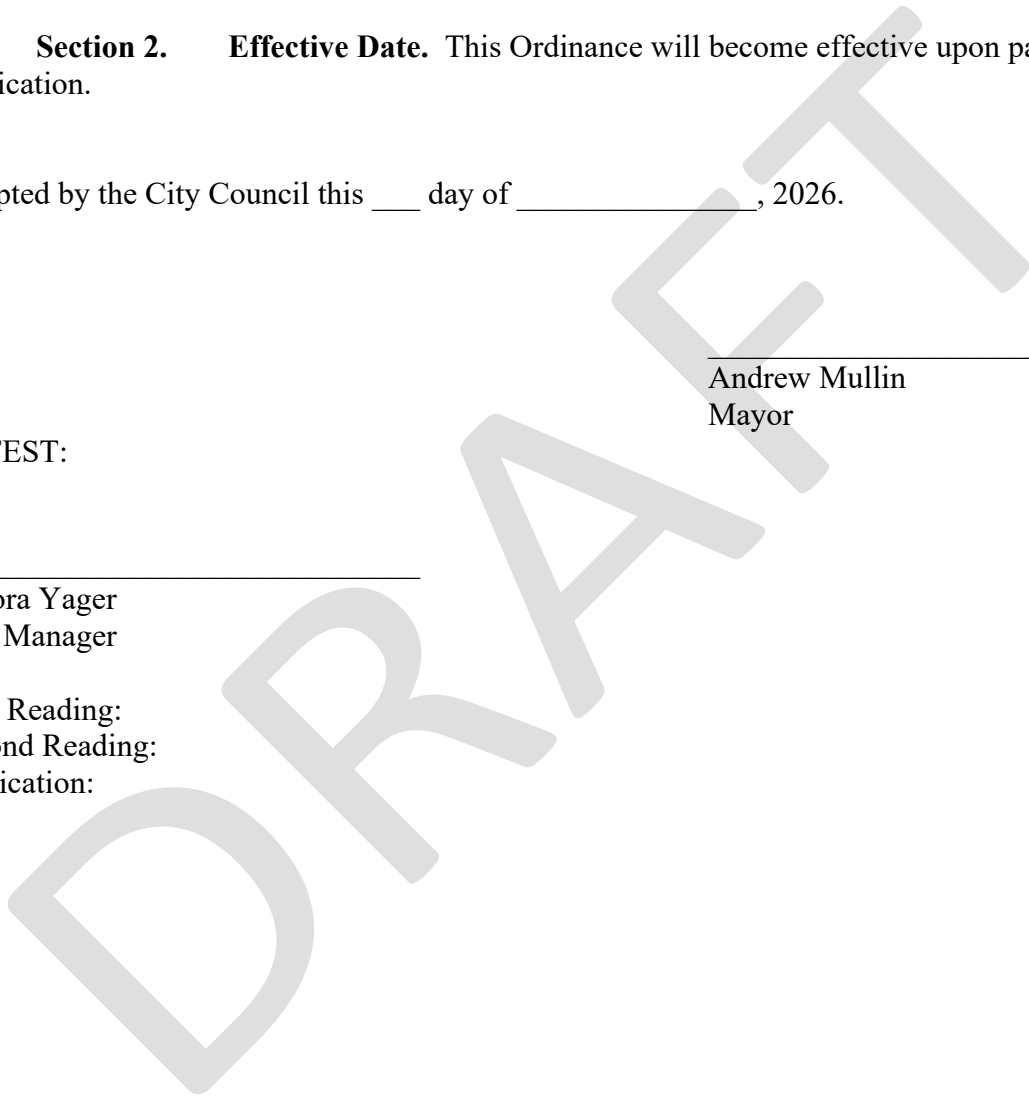
Adopted by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

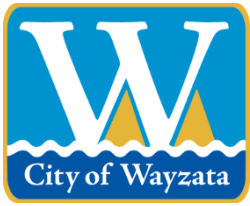
\_\_\_\_\_  
 Andrew Mullin  
 Mayor

ATTEST:

\_\_\_\_\_  
 Aurora Yager  
 City Manager

First Reading:  
 Second Reading:  
 Publication:





## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 4.c
<b>TITLE:</b> Approve Planning Commission Report and Recommendation of Approval of Zoning Text Amendment to Chapter 936 - Tree Preservation Ordinance	
<b>PREPARED BY:</b> Haily Hedblom, Planner	
<b>REVIEWED BY:</b> Alex Sharpe, Community Development Director	
<b>60 DAY DEADLINE:</b> 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.

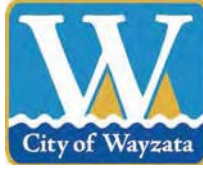
On May 4, 2026, the Planning Commission held a public hearing and directed staff to prepare a Report and Recommendation of Approval. The draft Report and Recommendation is attached for review.

### **ACTION REQUESTED:**

Staff recommends approval of the Planning Commission Report

### **ATTACHMENTS:**

1. Draft PC Report- Report and Recommendation Chapter 936 Amendment



## WAYZATA PLANNING COMMISSION

June 1, 2026

### REPORT AND RECOMMENDATION OF APPROVAL OF AMENDMENT TO CHAPTER 936 (TREE PRESERVATION) OF THE ZONING ORDINANCE TO CLARIFY DEFINITIONS OF TREE TYPES

**DRAFT**

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#### **SUMMARY OF RECOMMENDATION**

**Approval\*** of Zoning Ordinance Amendment to clarify definitions of tree types in Chapter 936 (Tree Preservation)

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#### **REPORT AND RECOMMENDATION**

##### **Section 1. BACKGROUND**

- 1.1 Zoning Ordinance Amendment (text). City staff, at the request of the City Forester, has drafted an amendment to Chapter 936 (Tree Preservation) of the Zoning Ordinance (Part IX of City Code) to clarify the definition of tree types and resolve a recurring point of confusion related to the Chapter's classification of Heritage and Significant Trees, and their respective standards and requirements. Staff believes that the additional text proposed in the amendment for Sec. 936.02.M will clarify the distinction between tree types, and better align the tree removal allowance in Chapter 936 with what is intended in the Ordinance. A copy of the amendment is attached to this Report as Attachment A (the "Zoning Ordinance Amendment").
- 1.2 Notice and Public Hearing. Notice of the public hearing on the Zoning Ordinance Amendment was published in the *Sun Sailor* on May 7, 2026 and on the City's website. The public hearing on the Zoning Ordinance Amendment was held at the May 19, 2026 Planning Commission meeting.

## Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendment. City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance (Text or Zoning Map). In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F of the Zoning Ordinance, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:
- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
  - B. The proposed use's conformity with present and future land uses of the area.
  - C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
  - D. The proposed use's effect on the area in which it is proposed.
  - E. The proposed use's impact upon property value in the area in which it is proposed.
  - F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
  - G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

## Section 3. FINDINGS OF FACT

Based on the materials submitted by City Staff, the Staff report, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the proposed Zoning Ordinance Amendment would not have any adverse effects, and would instead clarify the definitions of tree types, in line with the purpose and intent of the City's Tree Preservation Ordinance. The Zoning Ordinance Amendment meets the applicable standards in that:
- A. The Zoning Ordinance Amendment does not contravene any policies and provisions of the official City Comprehensive Plan, and would instead help

improve the Zoning Ordinance by making it more clear and reinforcing the intent and purpose of Chapter 936 (Tree Preservation).

- B. The Zoning Ordinance Amendment would conform with the present and future land uses within the City, and help preserve, maintain and enhance the City's treescape.
- C. The Zoning Ordinance Amendment would conform with all performance standards contained in the Zoning Ordinance, and assist staff and property owners in the administration of Chapter 936 (Tree Preservation).
- D. The Zoning Ordinance Amendment would not have a negative effect on any areas of the City.
- E. The Zoning Ordinance Amendment would not have any known effect on property values in the City.
- F. There would be no additional traffic generation by Zoning Ordinance Amendment.
- G. The Zoning Ordinance Amendment would not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

#### **Section 4. RECOMMENDATION**

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Zoning Ordinance Amendment.

Adopted by the Wayzata Planning Commission this 1<sup>st</sup> day of June 2026.

Attachments:

Attachment A: Zoning Ordinance Amendment

**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 June 1, 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

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 7.a
<b>TITLE:</b> 2025 Planning Commission Annual Development Review	
<b>PREPARED BY:</b> Alex Sharpe, Community Development Director, May Jagodzinski, Planning Intern	
<b>REVIEWED BY:</b> Alex Sharpe, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

### **BACKGROUND:**

The Planning Commission previously received a standalone annual report summarizing its activities. Beginning in 2018–2019, this report was incorporated into a citywide annual report, which highlighted key projects but did not provide a comprehensive review of each case. In lieu of a standalone report, staff has since prepared a condensed presentation during the Commission’s annual training to summarize the prior year’s work.

At the 2026 annual training, staff observed that Commissioners frequently referenced prior-year projects, particularly in the context of training discussions. Staff noted that a more detailed annual report, including descriptions of individual projects, would better support the Commission in these efforts. Additionally, staff seeks to more fully recognize the community service and commitment of Commissioners, as well as the foundational role the Commission plays in supporting staff and the City Council through its review of each case.

Accordingly, this annual report is intended to be distributed in conjunction with the Commission’s annual training and is proposed as the standard practice beginning in 2027. The 2025 Annual Report is attached for the Commission’s review.

Key findings and a summary of the report are as follows:

- 2025 represented an average year in terms of application volume, with overall activity influenced by the complexity of individual projects.
  - The majority of applications were submitted during the first half of 2025, with a decline in submissions in the latter half of the year.
- Data for 2022 and 2023 are not included in the report; however, preliminary staff review indicates there were 23 applications in 2023 and 12 applications in 2022.
  - These trends are consistent with patterns observed in other metropolitan-area communities. The elevated number of applications in 2023 reflects a lag in development activity stemming from 2020–2021, during which projects often required additional time before advancing to the application stage.

### **ACTION REQUESTED:**

The Commission is asked to receive the 2025 Planning Commission Annual Report

### **ATTACHMENTS:**

1. PC 2025 Annual Development Report

# City of Wayzata

## 2025 Development Year-In-Review



### 2025 Development Applications

In 2025, the Planning Commission and City Council reviewed 29 development applications and/or text amendments and approved 12 development applications. The following graph provides a breakdown of the various development application requests considered by the Planning Commission and/or City Council in 2025.

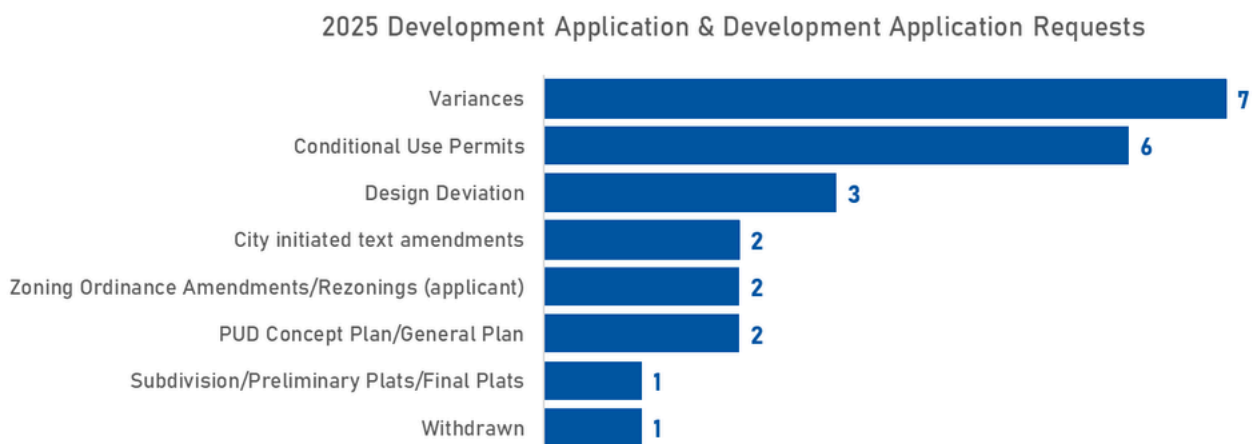


Figure 1. 2025 Total Development Application Request Types

Variances and Conditional Use Permits represented the highest number of development application requests in 2025. Of the 29 total requests considered in 2025, five were denied, and one withdrawn as outlined in the table below.

## Number of Land Use Requests

Development Application Request Type	Number of Requests	Number of Denied Requests
Variances	7	2
Conditional Use Permits	6	2
Design Deviation	3	1
City-initiated Text Amendment	2	
Zoning Ordinance Amendments/Rezoning (applicant)	2	
PUD Concept/General Plan	2	
Subdivision/Preliminary Plats/Final Plats	1	
Withdrawn	1	
<b>Total</b>	<b>24</b>	<b>5</b>

Figure 2. Total number of development application requests

## 2025 New Development Overview

### Commercial Developments

On the 23 application requests voted on, City Council voted in alignment with Planning Commission's recommendations 22 out of 23 times in 2025. In 2024, City Council voted in alignment with Planning Commission's recommendations 20 out of 20 times.

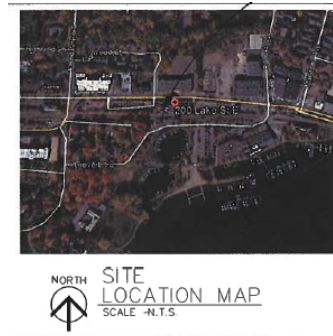
## 200 Lake Street (Former TCF Headquarters)

**Request(s):** PUD Concept Plan, PUD General Plan. PUD zoning District Amendment, Shoreland Residential Planned Unit Development, Conditional Use Permit (PUD/CUP), Shoreland Impact Plan/Conditional Use, Permit (SIP/CUP), Design Review

**Planning Commission:** Approval \*Denial of Design Review of Massing Breaks

**City Council:** Approval \*Denial of Design Review of Massing Breaks

Demolition of existing vacant office building and construction of a new mixed-use building with 226,361 gross square feet. The building would contain 18,863 square feet of commercial space, 50 residential condominium units, and parking. The second and third floors would be entirely condominiums. The Public Hearing was held March 24, 2025 and the approval recommended by Planning Commission on April 7, 2025.



## 1022 and 1042 Wayzata Boulevard East (Walsler Lamborghini)

**Request:** PUD Concept Plan

**Planning Commission:** Approval

**City Council:** Approval

Approval of a Planned Unit Development (PUD) Concept Plan to combine the two lots at 1022 and 1042 Wayzata Boulevard East and to construct a new building for a Lamborghini automobile dealership and to modify the existing building at 1042 Wayzata Boulevard East. The public hearing was held on June 9, 2025 and the approval recommended by Planning Commission on June 16, 2025.



## 401 Lake Street East (Brick and Linen)

**Request:** Ground Floor Retail Variance

**Planning Commission:** Denial

**City Council:** Denial

Variance application relating to the ground floor retail requirements for the property located at 401 Lake Street E. The applicant proposed a reduction in retail space on the ground floor from the existing 1,600 square feet to 746 square feet. The public hearing was held November 17, 2025 and the denial recommended by Planning Commission on December 1, 2025.



# Institutional Developments

## 1221 Wayzata Blvd (The Retreat)

**Request:** Conditional Use Permit (CUP) Amendment for The Retreat and Design Deviation

**Planning Commission:** Approval

**City Council:** Approval

Demolition of a portion of the existing building and construct a new three-story addition in the same footprint. The Public Hearing was held April 21, 2025, and the approval recommended by Planning Commission on May 5, 2025.



# Residential Developments

## 565 Ferndale Road West

Request: Preliminary Plat

Planning Commission Recommendation: Approval

City Council: Denial - Approval

The applicant sought to subdivide the 11.67-acre property into 3 residential riparian lots. The public hearing was held on February 24, 2025 and the approval recommended by Planning Commission on March 10, 2025.



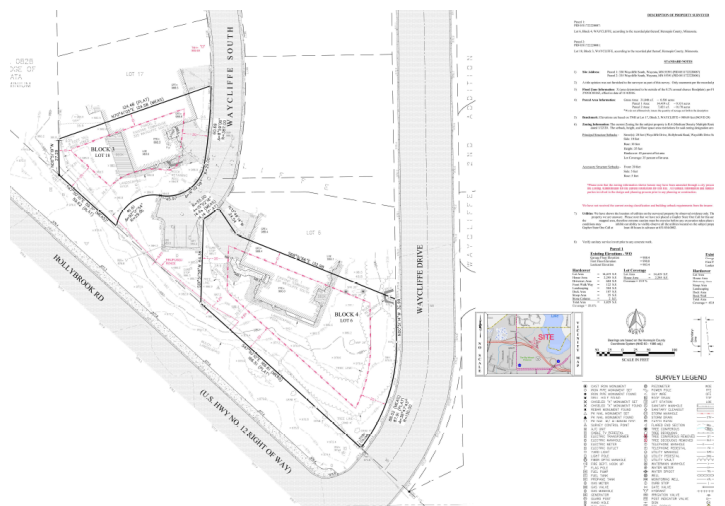
## 330/335 Waycliffe South

Request: Variance – Front Yard Fence Height and Opacity

Planning Commission: Approval

City Council: Approval

Requested a front yard fence variance to extend an existing privacy fence along Hollybrook Road. The public hearing was held on March 10, 2025 and the approval recommended by Planning Commission on March, 24, 2025.



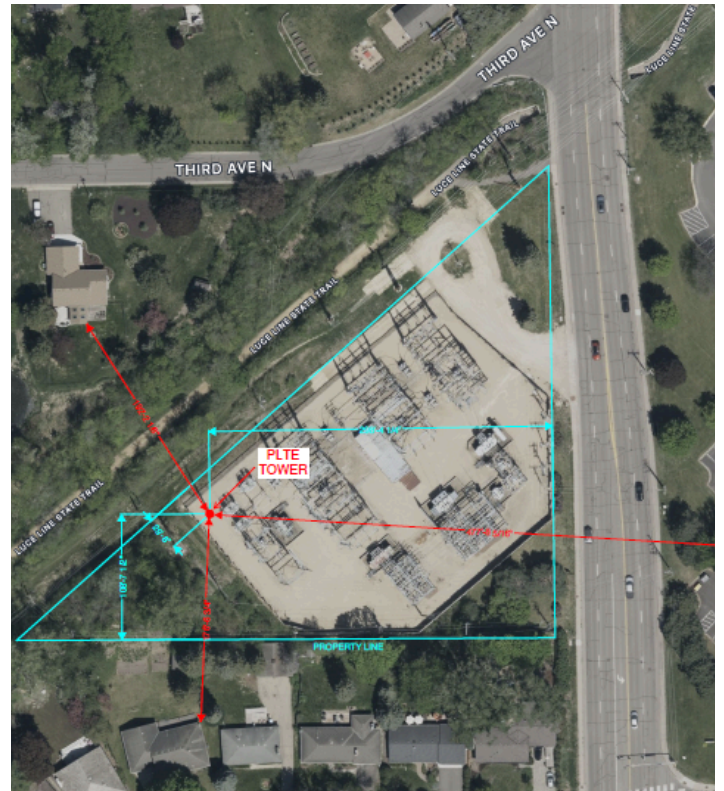
## 701 Central Avenue N (Excel Energy Substation)

**Request:** Conditional Use Permit (CUP) for Gleason Lake Substation Private Monopole Communication Device

**Planning Commission:** Denial

**City Council:** Withdrawn

Requested a conditional use permit for a proposed new private 140-foot monopole communication device at Xcel Energy's- Gleason Lake Substation located at 701 Central Avenue N. The substation converts the high-voltage transmission line along the Luce Line to medium-voltage electricity for distribution lines to serve individual homes and businesses. The Public Hearing was held September 8, 2025 and the denial recommended by Planning Commission on September 22, 2025.



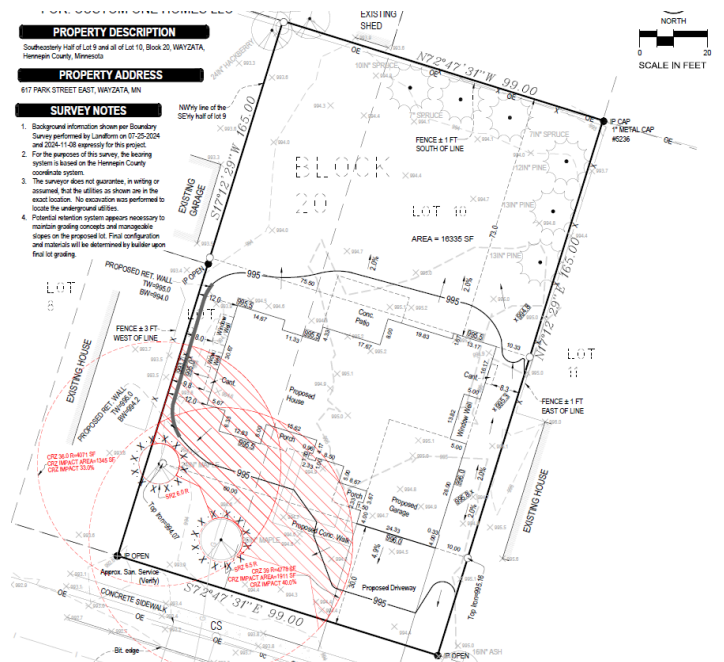
## 617 Park Street E

**Request:** Variance – Eave within the Required Side yard Setback

**Planning Commission:** Denial

**City Council:** Approval

Requested a setback encroachment variance to facilitate the continued construction of their new two-story home. The Public Hearing was held April 21, 2025, and the denial recommended by Planning Commission on May 5, 2025. The City Council approved the Variance 4-1.



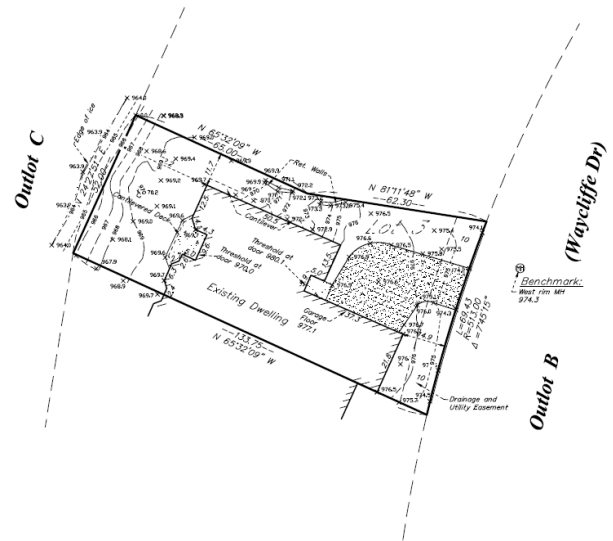
## 323 Waycliffe North

**Request:** Variances (2) – Lot Coverage, Impervious Surface (R-4 District)

**Planning Commission:** Approval

**City Council:** Approval

Requested a lot coverage variance and an impervious surface variance to facilitate an addition to their home. The Public Hearing was held May 5, 2025, and the approval recommended by Planning Commission on May 19, 2025.



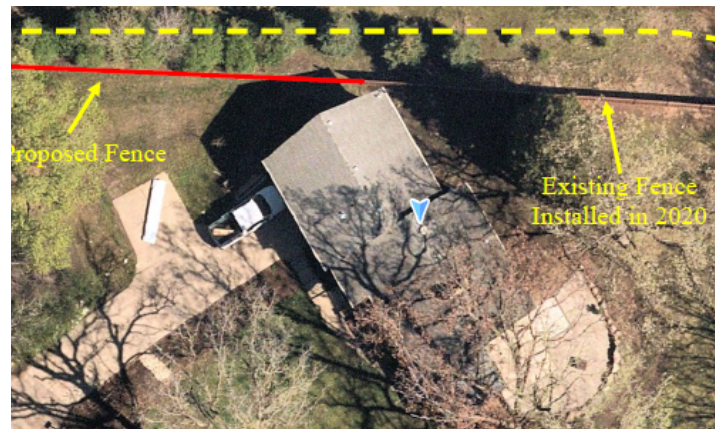
## 1407 Holdridge Lane

**Request:** Variance – Front Yard Fence Height and Opacity

**Planning Commission:** Approval

**City Council:** Approval

Requested a front yard fence variance to extend an existing privacy fence along the side/rear of their property adjacent to Wayzata Boulevard. The Public Hearing was held May 5, 2025, and the approval recommended by Planning Commission on May 19, 2025.



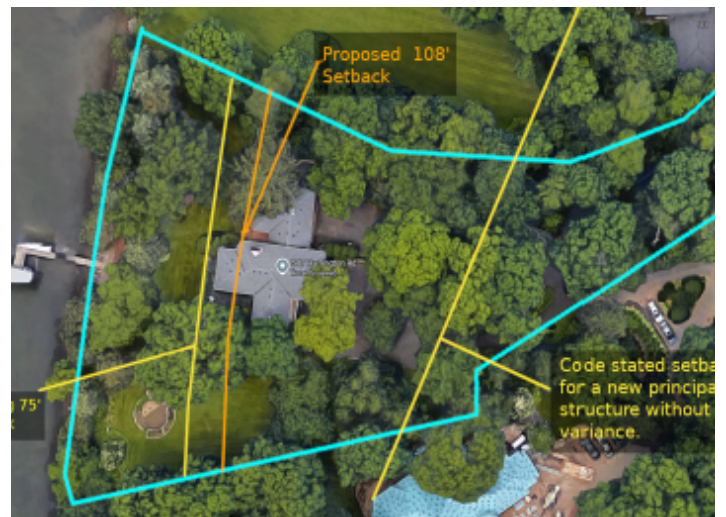
## 547 Harrington Road

**Request:** Variance for Shoreland Setback

**Planning Commission:** Approval

**City Council:** Approval

Requested approval of a 152.5 foot variance from the required lake shore setback of 260.5 feet in the Shoreland Overlay District (Chapter 991.09 D. 2.) to allow a setback of 108 feet. The Public Hearing was held on August 18, 2025, and the approval recommended by Planning Commission on September 8, 2025



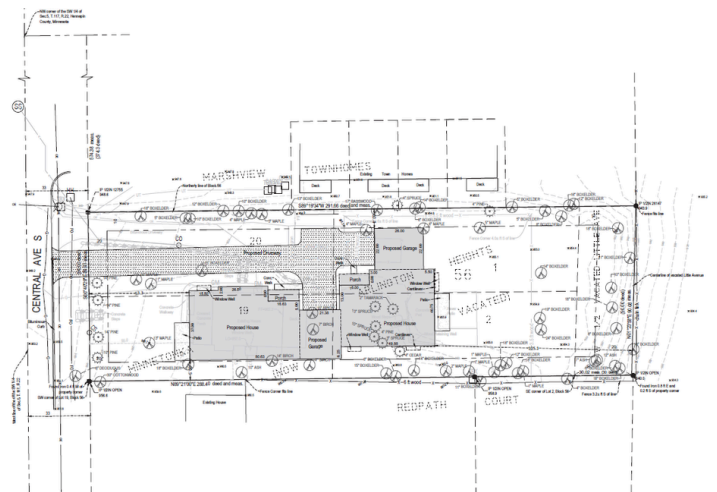
## 220 Central Avenue South

**Request:** Variance and conditional use permit (CUP) to allow the construction of a two-family dwelling

**Planning Commission:** Approval

**City Council:** Approval

Requested a variance and conditional use permit (CUP) to allow the construction of a two-family dwelling at 220 Central Ave S. The Public Hearing was held on December 1, 2025 and the approval recommended by Planning Commission on December 15, 2025.



# Development Year-to-Year



The table below provides a comparison of the number and types of development applications submitted between 2024 and 2025. Between 2024 and 2025, Variances accounted for 26% of all development application requests reviewed by the Planning Commission and City Council. Conditional Use Permits represented 18% of applications, while zoning ordinance amendments and rezonings accounted for 18% of all development application requests.

# Total Development Application Requests 2024-2025

Development Application Requests by Type 2024-2025

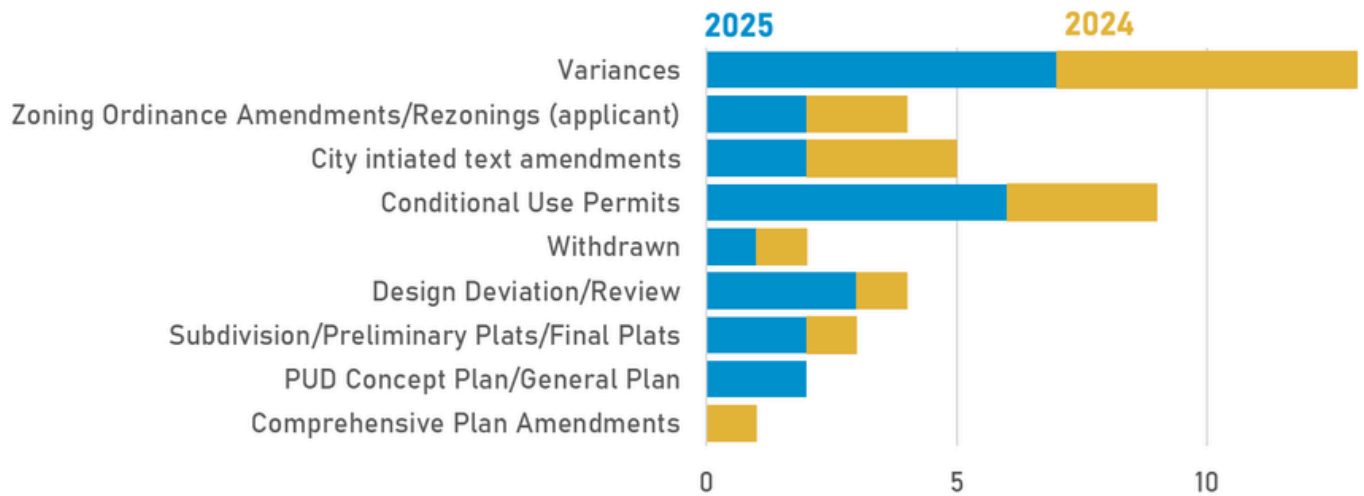


Figure 3. Total number of development application requests 2024-2025

Year	Approved Individual Development Applications	Approved Application Requests	Denied Application Requests	Withdrawn Application Requests	Total Development Application Requests
2025	12	23	5	1	29
2024	10	17	3	1	21

Figure 4. 2024-2025 summary of development application requests: approved, denied, withdrawn, and total.

Number of Residential vs. Commercial/Mixed Use Developments 2024-2025

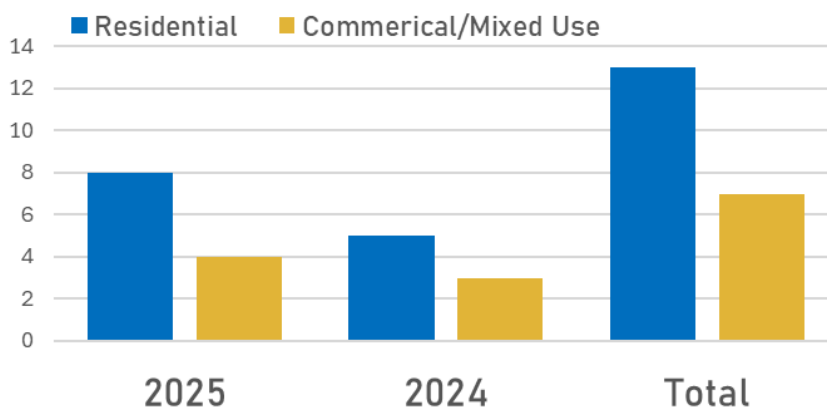
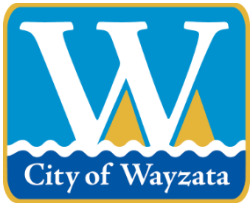


Figure 5. 2024-2025 development applications residential vs. mixed use



## City of Wayzata Planning Commission Agenda Report

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 7.b
<b>TITLE:</b> Planning Commission Meeting Schedule	
<b>PREPARED BY:</b> Alex Sharpe, Community Development Director	
<b>REVIEWED BY:</b> Alex Sharpe, Community Development Director	
<b>60 DAY DEADLINE:</b> N/A	

**BACKGROUND:**

The 2026 City Calendar is attached. The next City Council meeting is scheduled for Tuesday, June 2nd, 2026. The next Planning Commission meeting is scheduled for Monday, June 15th, 2026.

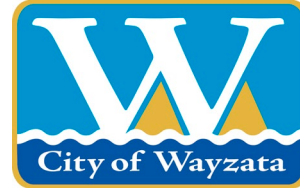
**ACTION REQUESTED:**

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
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

March 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				

April 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		

May 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						

June 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		

July 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	

August 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					

September 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	

October 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

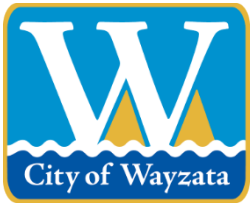
November 2026						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

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**

<b>MEETING DATE:</b> June 1, 2026	<b>AGENDA ITEM:</b> 7.c
<b>TITLE:</b> Review of Development Activities	
<b>PREPARED BY:</b> Alex Sharpe, Community Development Director	
<b>REVIEWED BY:</b>	
<b>60 DAY DEADLINE:</b> N/A	

**BACKGROUND:**

A verbal update will be provided at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None