

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 31, 2026

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Teams Meeting](#)

Meeting ID: 297 745 414 916 7 Passcode: MG385hT9

Members of the public may attend this Planning Commission meeting in person, or watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.



Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of August 17th, 2026
 - b. Approval of Planning Commission Report & Recommendation of Approval for Site Alteration Permit at Trapper's Cabin
 - c. Approval of Planning Commission Report & Recommendation of Approval for Variances at 109 Bushaway Rd (Lake Minnetonka Dental Clinic)
5. **Old Business Items**
6. **Public Hearing Items**
7. **Other Items**
 - a. Planning Commission Meeting Schedule
 - b. Review of Development Activities
8. **Adjournment**

Upcoming Meetings:

City Council - September 1, 2026

Planning Commission - September 14, 2026

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 31, 2026	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of August 17th, 2026	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the meeting minutes of August 17th, 2026.

ATTACHMENTS:

1. Draft PC Minutes 08.17.2026

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
AUGUST 17, 2026

AGENDA ITEM 1. Call to Order

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

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

AGENDA ITEM 2. Roll Call

Present at roll call were Chair Cameron and Commissioners: Plantan, Schwalbe, Severson, VanLoy, and Ankeny. Planner Hedblom and City Attorney David Schelzel were also present.

Absent at roll call was Commissioner Elg.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Severson made a motion, seconded by Commissioner Ankeny, to approve the August 17, 2026 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the August 3, 2026 Planning Commission Meeting Minutes

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

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

Commissioner VanLoy made a motion, seconded by Commissioner Plantan, to approve the Consent Agenda as presented.

The motion carried unanimously.

AGENDA ITEM 5. Old Business Items

AGENDA ITEM 6. Public Hearing Items

a) Consider Site Alteration Permit Application for Restoration Work on Trapper's Cabin

Planner Hedblom reviewed the application for a site alteration permit for restoration work on Trapper's Cabin in Shaver Park. She briefly outlined the proposed restoration/repair and explained that the Heritage Preservation Commission had recommended approval.

Commissioner Schwalbe asked if the proposed replacement log would have the same kind of weathered look as the current structure and noted that it looked like they would be replacing 16 logs.

Ms. Hedblom clarified that the plans call for the replacement of 16 linear feet of log, which was to cover the possible replacement of one log. She noted that the bid language says 'pine', but Planning staff and Public Works staff have been assured that any replacement log would be weathered tamarack wood to match the existing structure.

Chair Cameron suggested that the Commission add that language into its recommendation.

Commissioner Ankeny asked how often the Trapper's Cabin is unlocked or if the public is able to access the interior.

Ms. Hedblom stated that she didn't have an exact answer for that question, but noted that her understanding was that the cabin is continuously locked and the public is not able to enter the interior.

There being no further questions for staff, Chair Cameron opened the public hearing at 6:43 p.m. and asked if there was anyone online that would like to address the Commission.

Ms. Hedblom asked for additional time to start the Teams meeting and wait to see if anyone was online.

City Attorney Schelzel suggested that they give it a few minutes to see if anyone was online and wanted to address the Commission.

During the wait, Commissioner Schwalbe asked how many portable toilets there would be on site.

Commissioner Plantan answered that the materials noted there would be one portable toilet that would be there for 3 weeks.

Ms. Hedblom stated that no one had joined the Teams meeting to address the Commission as part of the public hearing.

There being no one wishing to speak at the public hearing, Chair Cameron closed the public hearing at 6:47 p.m.

1 Commissioner Schwalbe explained that she supported this request.

2
3 Commissioner VanLoy stated that he also supported it but would like to include language in the
4 Commission's recommendation that makes it clear that the replacement log be tamarack wood and
5 not pine, as discussed.

6
7 Chair Cameron stated that Commissioner Ankeny had raised a good point, because if the City puts
8 money into the cabin to repair and restore it, it would be a good idea to have the cabin be open and
9 accessible for people to see, at least periodically.

10
11 Ms. Hedblom explained that was something that the Heritage Preservation Board had expressed
12 interest in as well and the Board would be planning a future event following the restoration.

13
14 There being no further comments from the Commission, Chair Cameron made a motion, seconded
15 by Commissioner Ankeny, to direct staff to prepare a draft Planning Commission Report and
16 Recommendation of approval for Site Alteration Permit Application for Restoration Work on
17 Trapper's Cabin, subject to the condition that if a log needs to be replaced as part of the project, it
18 be replaced with tamarack wood.

19
20 The motion carried unanimously.

21
22 **b) Consider Variance Application for Parking Lot Expansion at 109 Bushaway Road**
23 **(Lake Minnetonka Dental)**

24
25 Ms. Hedblom reviewed the application for 3 variances for a proposed parking lot expansion at 109
26 Bushaway Road (Lake Minnetonka Dental). She reviewed the project location, land use/zoning,
27 existing conditions, current use, current parking requirements, proposed plans, tree removal
28 impacts, and concerns related to root zones for several trees on adjacent property. She outlined
29 the 3 conditions the City Forester had recommended be included with the variance approval related
30 to those trees and applicable regulations.

31
32 Commissioner Plantan asked about the current parking lot requirements for the current uses on the
33 property.

34
35 Ms. Hedblom explained that the current parking lot requirements were for just over 31 parking
36 stalls, which puts the requirement at 32 spaces. She noted that the current number of stalls on the
37 site is 31.

38
39 Commissioner Ankeny stated that she had walked the property and was confused about the
40 proposed plans. She stated that McDonald's was to the north and asked if the plans were to push
41 things towards McDonald's by another 9 feet.

42
43 Ms. Hedblom stated that was correct and they were proposing to extend the parking lot 9 feet along
44 the northern property line. She stated that this would create a 1-foot setback between the northern
45 property line and the edge of the parking area.

1 Commissioner Ankeny asked if they would gain stalls by making the parking lot a one-way lot.

2
3 Ms. Hedblom explained that they would gain stalls by expanding to the north and reconfiguring
4 the lot to create angled parking and a one-way drive aisle.

5
6 Commissioner Ankeny asked what would be gained by reducing this to one-way traffic and asked
7 if City Engineer Kelly had given any thought to how this would work.

8
9 Ms. Hedblom explained that Planning staff shared the application with other departments, but
10 noted that the Engineering Department had not provided comments.

11
12 Commissioner Ankeny asked if there would be a sign that says 'One Way' and hoped that people
13 would follow it.

14
15 Chair Cameron noted that the Commission could include that in its recommendation.

16
17 Ms. Hedblom stated that the applicant had indicated a commitment to provide signage to control
18 the flow of traffic. She noted that the applicant was in attendance and had prepared a presentation
19 to share with the Commission.

20
21 Commissioner Schwalbe stated that about 3 years ago, the City had a very involved corridor study
22 of the Wayzata Boulevard, but she hadn't heard much about plans for implementation. She asked
23 if there had been a traffic study done with this application to show what the impacts may be.

24
25 Ms. Hedblom stated that there had not been a specific traffic study done related to what has been
26 proposed. She acknowledged that this property is located in a congested area and noted that this
27 portion of the road and Bushaway Road were County roadways. The County is planning on
28 redeveloping the area but the City has not been notified of finalized or even preliminary plans.

29
30 Commissioner Schwalbe reiterated her concerns about traffic leaving this site and going onto
31 Wayzata Boulevard.

32
33 Commissioner Plantan asked if the access agreement over McDonald's property from Wayzata
34 Boulevard went in perpetuity on both properties.

35
36 Ms. Hedblom confirmed that the access agreement went in perpetuity for both properties.

37
38 Commissioner Plantan asked if the applicant had included a grading plan with the project for the
39 City Engineer to review.

40
41 Ms. Hedblom stated that a grading plan had been submitted and it was included in the meeting
42 packet, but noted that the City Engineer had not provided comments on the application. She
43 clarified that grading would be something reviewed at the time of permitting.

44
45 There being no further questions for staff, Chair Cameron invited the applicant to address the
46 Commission.

1
2 Patrick Lensing, Summerhill Commercial Real Estate, explained that he was here on behalf of the
3 property owner, Laskin Properties, LLC. He shared a slide presentation on the goals of the parking
4 lot expansion plans, existing conditions, proposed plans, proposed grading plan, tree preservation,
5 existing landscaping, the view from McDonald's, and nearby parking lots that do not meet the
6 setback requirements.

7
8 Commissioner VanLoy stated he agreed that there is a parking problem at this site and asked if the
9 applicants had talked to the adjacent property owners to the south or the large area to the west
10 about the possibility of acquiring some land.

11
12 Mr. Lensing stated that they had not spoken to the owners of the home and didn't think they would
13 be thrilled to lose land.

14
15 Commissioner VanLoy stated that he was concerned about the striping on the McDonald's parking
16 lot that shows it is a one-way from the west to the east, but didn't think many people followed that.
17 He noted that there was also not a lot of room given the double lanes of the drive-thru area. He
18 asked if the applicant would be directing people to come to their building off of Wayzata Boulevard
19 and not Bushaway.

20
21 Mr. Lensing confirmed that they would direct people to their building off of Wayzata Boulevard
22 through the access easement on McDonald's property and noted that they cannot dictate what
23 McDonald's does on their site. He explained that they do have an easement, as does My Burger
24 and Starbucks, and a curb cut off of Wayzata Boulevard for that, but didn't know what the County
25 had planned for the road in the future. He stated that they expect a reduction in the number of
26 vehicles that would exit their site north and try to get on Wayzata Boulevard by turning left, which
27 should help reduce the overall congestion on Wayzata Boulevard.

28
29 Commissioner VanLoy asked about plans for snow removal if the 1-foot setback variance was
30 granted.

31
32 Mr. Lensing explained that they currently push snow to the east toward Bushaway Rd and it hasn't
33 been a problem. He noted that if there needed to be changes made because of the new proposed
34 traffic pattern, there were plenty of grassy areas available. He stated that Dr. Laskin has been
35 maintaining the McDonald's property between the two parking lots for the last 15 years because
36 the owner does not cut the grass, take care of the mulch, or pick up the branches dropped by the
37 heritage red oak tree.

38
39 Commissioner VanLoy asked what the applicant thought about the concerns shared by the City
40 Forester regarding the impact on the existing trees.

41
42 Mr. Lensing stated that they loved trees and would not want to see them go away. He noted that
43 it was possible for the striping and curb line in the area to be changed to minimize the impact on
44 the critical root structure. He stated that they were willing to work with McDonald's to address
45 this, but from their experience communicating with them, it will take a lot of time because they
46 don't seem to have the time or need to deal with them as neighbors.

1
2 Chair Cameron asked how delivery trucks such as FedEx or Amazon are handled currently and
3 how they would be handled in the future.
4

5 Mr. Lensing stated that currently, delivery trucks park in front of vehicles, as needed, and that
6 would continue, without any changes.
7

8 Chair Cameron referenced the number of parking stalls and stated that one of the parking stalls
9 that they were counting had a 'No Parking' sign on it.
10

11 Mr. Lensing clarified that it says no parking until 11:00 a.m. on Mondays to allow trash pick-up.
12

13 There being no additional questions for the applicant, Chair Cameron opened the public hearing
14 at 7:46 p.m. There being no one wishing to speak, he closed the public hearing at 7:46 p.m. and
15 opened the discussion to Commissioners.
16

17 Commissioner Severson stated that she didn't realize how tall the existing retaining wall was and
18 asked if the proposed plans were just to have 1 foot between the applicant and the retaining wall.
19

20 Ms. Hedblom clarified that the retaining wall was McDonald's and not located on the applicant's
21 property.
22

23 Commissioner Severson asked if engineering had seen the proposed plans or if staff had any
24 concerns about the retaining wall being able to support having cars parked that close.
25

26 Ms. Hedblom stated that the property line was not the dotted line depicted and showed her on the
27 proposed plans where the property line was located. She further noted that the applicant has
28 indicated that the new parking lot would be about 14 feet from the retaining wall on McDonald's
29 property.
30

31 Chair Cameron asked if this was in compliance with the 10-foot setback requirement on the
32 McDonald's side.
33

34 Ms. Hedblom stated that many of the properties in this area had been developed as one of the first
35 areas in the City geared towards vehicular traffic and service for people in cars. She explained
36 that meant that most of the properties were developed before the City had a zoning code in place
37 that would require the 10-foot setback for parking lots. She clarified that she had not specifically
38 looked into when the McDonald's parking lot was put in or designed.
39

40 Commissioner VanLoy stated that he would like to know the distance from the property line to the
41 southernmost parking spot within the McDonald's lot. He noted that he suspects that it was close
42 to 20 feet and the applicant had been maintaining it, even though they didn't own it. He explained
43 that there was a need for additional parking on applicant's property, so from his standpoint, he felt
44 there was space there that could be used. He noted that he would challenge the idea of continuing
45 to have a two-way entrance on Bushaway because he felt that would be confusing and suggested
46 that the applicant be encouraged to direct traffic to enter from Wayzata Boulevard instead. He

1 stated that the applicant should speak to McDonald's about what to do with the trees that the City
2 Forester was concerned about. He noted that if some of the bushes were taken out and pushed that
3 way, he felt that there should be some landscaping done, but didn't know how that would be
4 managed for property that the applicant takes care of, but doesn't own.

5
6 Commissioner Ankeny asked if the applicant landscaped the property without the permission of
7 McDonald's if that would be considered adverse possession.

8
9 City Attorney Schelzel explained that it might be trespass and that it generally takes years to
10 adversely possess someone else's property. He noted that the dynamic in many of the
11 Commissioners' questions is that the applicant property ends at a certain point and some of the
12 things impacted and related to their plan would be on the adjacent property.

13
14 Commissioner Ankeny stated that she agreed with Commissioner VanLoy and asked if the City
15 could include language that if the applicant gets permission from McDonald's to take out the trees,
16 they would offer to put landscaping in that location.

17
18 Mr. Schelzel stated that the City could not approve or ask the applicant to do anything that wasn't
19 legally permissible. He explained that part of the concern from the City Forester was that this
20 could be a civil violation of the adjacent property owner's rights in relation to their trees. He stated
21 that any conditions included in this action should be reasonable and related to the variance request.
22 He noted that the applicant had expressed a willingness to talk to the City Forester and pursue a
23 dialogue with McDonald's about the trees.

24
25 Commissioner Severson asked what would happen if McDonald's said 'no' or wasn't cooperative.

26
27 Mr. Schelzel stated that the applicant and City would cross that bridge if they came to it.

28
29 Commissioner Plantan stated that she felt there was ample room between the property line and
30 McDonald's retaining wall to be able to fit additional screening. She noted that there was more
31 room between these 2 properties than there was between the McDonald's and the BP. She liked
32 the idea of having a replacement plan and running it through the adjacent property owner and that
33 this proposal would bring the property into compliance with the ADA requirements and the
34 number of parking stalls and was in support of all 3 variance requests.

35
36 Chair Cameron asked if the City had compact stalls anywhere else in the City.

37
38 Ms. Hedblom stated that she believed there were but could not provide an exact location or
39 example.

40
41 Commissioner Severson stated that she thinks she has seen compact stalls behind McCormick's
42 and Giannis.

43
44 Chair Cameron asked if the reason for the variance related to compact stalls was because compact
45 stalls in parking lots of less than 40 total spaces were prohibited, or if it was because compact stalls
46 in smaller parking lots is not addressed in current code.

1
2 Ms. Hedblom explained that compact stalls in parking areas of less than 40 stalls is not addressed
3 in the current code language. She stated that staff consulted with City Attorney Schelzel and the
4 consensus was that it would be best for the applicant to have this approval because the
5 circumstance is not explicitly addressed within the Code. She added that the total stalls being
6 proposed is 38, with 10 compact stalls which is over the 20% limit for lots with 40 total stalls and
7 that with numbers so close, the variance makes sense.
8

9 Mr. Schelzel explained that his interpretation, based on the context of City Code, is that compact
10 stalls in parking areas of less than 40 total stalls is prohibited but the calculation was so close in
11 this case that staff felt there was a good basis for the reasonableness of the request. He clarified
12 that would be a judgment call for the Commission.
13

14 Chair Cameron explained that he was a bit hung up on the compact spots and noted that when he
15 visited the site, the only vehicles in the lot were SUVs. He stated that he felt the requests from the
16 applicant were pretty reasonable, but was a bit hung up on the idea of the compact spots.
17

18 Commissioner Plantan stated that right now, with the number of employees they have, it meets
19 code requirements without having to designate compact stalls. She stated that she felt the applicant
20 was going over and above what was required based on future potential use.
21

22 Chair Cameron stated that the applicant's narrative indicated that they would like to add another
23 dentist, which would necessitate having more parking spaces, but felt the compact spots were
24 trying to shoehorn something in.
25

26 Commissioner Schwalbe stated that what bothers her the most is that the Commission hadn't heard
27 from the Engineering Department, and she felt that was important.
28

29 Chair Cameron commented that they had responded, without comment.
30

31 Commissioner Schwalbe asked if the Engineering Department was required to provide comment
32 when they were asked.
33

34 Ms. Hedblom explained that the Engineering Department is not required to provide comments on
35 zoning applications. She clarified that the comment that was received on this application was that
36 they completed their review and had no comments.
37

38 Chair Cameron stated that he would like to add a condition that the parking lot be fully one-way
39 and have no entrance off of Bushaway.
40

41 Commissioner Schwalbe stated that the City had done an intense study on Wayzata Boulevard and
42 believed the County was also doing a study and asked if there was a way for the City to use this
43 request to get those two things going. She explained that she didn't want to end up doing
44 something in this situation that would end up being redone later.
45

1 Ms. Hedblom stated that staff could send this to traffic contacts at the County, but could not
2 guarantee that it would push anything forward on their timeline.

3
4 Mr. Schelzel noted that he wanted to underscore the point made by Ms. Hedblom that the
5 Engineering Department did review this application and that providing no comments showed that
6 they had no issues with the proposal. He stated that that didn't mean they wouldn't review things
7 down the road that come up as part of this project, such as grading permits.

8
9 Commissioner Schwalbe asked if it was okay for the City to go along with this proposal, knowing
10 that things along Wayzata Boulevard may be changing.

11
12 Mr. Schelzel stated that the Commission's role was to review the application for variance requests
13 based on the City's current Code and policies, and shouldn't base its decision on things that may
14 or may not happen in the future.

15
16 Commissioner Severson noted that she had lived in the City for 20 years and hadn't realized that
17 there was a north entrance into this dental office and thought you could only get in and out of
18 Bushaway. She stated that this area is kind of a nightmare and explained that she didn't have an
19 issue with there not being any screening because it was all commercial-type uses. She noted that
20 she wouldn't push too hard on having the applicant put in a bunch of landscaping in an area that
21 wasn't even their property, because she didn't think it mattered or that anyone would care. She
22 explained that she was more concerned about the possibility that the heritage tree may be lost.

23
24 Commissioner VanLoy agreed that the impact on the two trees in the area needed to be part of the
25 equation.

26
27 Commissioner Severson asked the applicant if they had tried to buy the property they have been
28 maintaining.

29
30 The applicant answered from the audience.

31
32 Mr. Schelzel stated that if the Commission was going to have a dialogue with the applicant, the
33 applicant needed to come to the podium.

34
35 Mr. Lensing approached the podium and acknowledged that the applicant has had conversations
36 with McDonald's on a few different parking lot expansion options and what portion of land may
37 be able to be purchased. He explained that they were asking for a variance from the City because
38 purchasing the land was not in the cards for them at this time.

39
40 Chair Cameron asked if Mr. Lensing would describe the response from McDonald's to the
41 conversations about potential impact to the tree as receptive.

42
43 Mr. Lensing stated that it wasn't that McDonald's wasn't willing to work with them; it was that
44 this is such a small potatoes kind of item for them, so it didn't elevate it to something they would
45 prioritize. He clarified that the property was owned by McDonald's Corporate and not the local
46 franchisee.

1
2 Commissioner Schwalbe stated that she didn't see any issue with the 3 variance requests, as long
3 as the City Forester and the Engineering Department remained involved.
4

5 Chair Cameron reviewed what he felt was the consensus of Council for additional conditions.
6

7 Mr. Schelzel referenced the conditions suggested by the City Forester outlined on page 23 of the
8 packet and asked if the Commission would like to include those specific conditions or a modified
9 version based on the discussion of the Commissioners.
10

11 Commissioner Plantan suggested that they tweak the recommended conditions to state that the
12 applicant will let the adjacent property owner where the trees are located know that the trees may
13 be removed, rather than saying that they have to get permission.
14

15 Chair Cameron stated that he thinks of this on a personal level and whether or not he would be
16 mad if his neighbor did something on his property that impacted a tree in his own yard.
17

18 Commissioner VanLoy stated that it may be painful to work with McDonald's, but he agreed that
19 a level of permission should be required in this instance, or that the plans be changed enough that
20 they wouldn't impact those trees.
21

22 Chair Cameron asked for a motion.
23

24 Commissioner Cameron made a motion, seconded by Commissioner Severson, to direct staff to
25 prepare a draft Planning Commission Report and Recommendation of approval for the Variance
26 Applications for a Parking Lot Expansion at 109 Bushaway Road (Lake Minnetonka Dental),
27 subject to the three conditions included in the packet by the City Forester, and to make to the
28 parking lot fully one-way for traffic flow, with closed access from Bushway Road.
29

30 Chair Cameron asked if there was any further discussion on the motion.
31

32 Commissioner Plantan asked if the City can dictate making the traffic one-way on their property.
33

34 Mr. Schelzel explained that staff would prepare the Planning Commission Report and
35 Recommendation of approval with those conditions and the basis for them which the Commission
36 can review at its next meeting.
37

38 There being no further discussion, Chair Cameron called for a vote on the motion. The motion
39 carried unanimously.
40

41 **AGENDA ITEM 7. Other Items:**

42 **a) Planning Commission Meeting Schedule**

43
44
45 Ms. Hedblom stated that the next meeting of the Commission is scheduled for August 31, 2026.
46

1 **b) Review of Development Activities**

2
3 Ms. Hedblom noted that the Music in the Park events have been successful, with one more coming
4 up on Sunday.

5
6 Commissioner VanLoy asked if there were any updates related to Moments of Wayzata or the
7 former TCF Building.

8
9 Ms. Hedblom stated that the zoning approvals for Moments of Wayzata were scheduled to expire
10 in September. She explained that staff had made several attempts to reach out to the property
11 owner, but they have not been successful. She noted that staff is not anticipating that project
12 coming forward with a request for an additional extension of their approvals.

13
14 Ms. Hedblom stated that for the former TCF site, staff has been working with the property owner
15 to secure the site to prevent vandalism. She noted that the City was awarded a grant to assist with
16 environmental clean-up on the site and explained that the City had prevailed in the lawsuit brought
17 by the property owner related to the conditions of approval for its development application. She
18 stated that staff has not heard anything recently from the applicant on their intentions moving
19 forward.

20
21 **AGENDA ITEM 8. Adjournment.**

22
23 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.

24
25 Commissioner Schwalbe made a motion, seconded by Commissioner VanLoy, to adjourn the
26 Planning Commission meeting.

27
28 The motion carried unanimously.

29
30 The Planning Commission meeting was adjourned at 8:27 p.m.

31
32 Respectfully submitted,
33 Kayla Atkins Rokosz
34 *TimeSaver Off Site Secretarial, Inc.*
35



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 31, 2026	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report & Recommendation of Approval for Site Alteration Permit at Trapper's Cabin	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Haily Hedblom, Planner	
60 DAY DEADLINE: N/A	

BACKGROUND:

Application Information

Staff is bringing forward an application for a Site Alteration Permit to allow restoration and repair work at one of the City-owned Heritage Preservation Sites.

Wayzata Heritage Preservation Sites are protected under their designation and a Site Alteration Permit (SAP) is required to perform any repair work or alteration. The Heritage Preservation Board is the first to review applications for SAPs and is charged with making a recommendation to the Planning Commission. The Planning Commission will hold a public hearing on the application and make recommendations to City Council. When Council reviews a Site Alteration Permit, they may approve, deny, or make modifications based on the recommendations of the Board and Planning Commission.

Heritage Preservation Board Recommendation

The Wayzata Heritage Preservation Board reviewed the application for a Site Alteration Permit at Trapper's Cabin and voted unanimously to recommend approval during their August 13, 2026 meeting.

Public Hearing

The Planning Commission held a public hearing on the application during the August 17, 2026 meeting and directed staff to prepare a draft report and recommendation of approval.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Draft PC Report & Recommendation - Trapper's Cabin Site Alteration Permit
2. Planning Commission Staff Report_Trappers Cabin SAP
3. Contract Awarded to Artisan Restoration LLC
4. Public Comment

WAYZATA PLANNING COMMISSION

August 31, 2026

REPORT AND RECOMMENDATION OF APPROVAL OF SITE ALTERATION PERMIT FOR FOR RESTORATION WORK ON TRAPPER'S CABIN

SUMMARY OF RECOMMENDATION

Approval* of Site Alteration Permit for Trapper's Cabin

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Trapper's Cabin. The City of Wayzata has submitted an application (the "Application") for a Site Alteration Permit in accordance with Sec. 911.05.C of the Wayzata City Code for the building known as the "Trapper's Cabin", which is currently owned by the City and located in Shaver Park (the "Trapper's Cabin"). The Trapper's Cabin was designated locally as a Heritage Preservation Site in 2021. The City's Public Works Department currently maintains the cabin and has identified areas in need of restoration and repair. The contemplated work includes repair of the cabin's door, window sills and frames, and full replacement of the chinking between the logs, all as further detailed in the Staff Report on the Application (the "Site Alterations"). City Council approved a contract with Artisan Restoration LLC on June 16, 2026 for the work, which is anticipated to occur at the end of September, provided all required permitting is approved.
- 1.2 Site Alteration Permit. The City of Wayzata is requesting a Site Alteration Permit for Site Alterations to the Trapper's Cabin under Sec. 911.05.C of the Wayzata City Code (the "Site Alteration Permit").
- 1.3 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on August 6, 2026 and mailed to all property owners that are located within 500 feet of the boundary of the Trapper's Cabin site and the President of the Wayzata Historical Society on August 6, 2026. A public

hearing on the Application was held at the August 17, 2026 Planning Commission meeting.

Section 2. STANDARDS

2.1 Site Alteration Permit. Once a property has been designated as a Heritage Preservation Site, the owners of said property must apply for a Site Alteration Permit from the City Council in order to (i) remodel, alter or repair in any manner which will change the exterior appearance of the Heritage Preservation Site, or (ii) involve new exterior construction. Sec. 911.05.C.

- A. The Secretary of Interior's Standards for Rehabilitation, as set forth in 36 CFR 67, are the basis for a Site Alteration Permit application, and those standards that are applicable to the Trapper's Cabin are:
1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 2. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 3. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 4. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- B. The Site Alterations will not materially impair the historical integrity of the specific criteria that was used to justify the designation of the respective site.

Section 3. FINDINGS

Based on the Application materials, staff report, the Heritage Preservation Board review and recommendation, comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

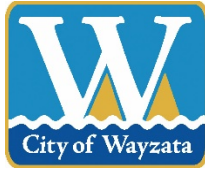
3.1 Site Alteration Permit.

- A. The Site Alterations would comply with the Secretary of Interior's Standards for Rehabilitation, as set forth in 36 CFR 67, in that where possible, the historic features, finishes, and construction techniques of the Trapper's Cabin will be preserved and repaired rather than replaced in whole.
- B. The deteriorated features of the Trapper's Cabin noted in this Report will be repaired and only replaced where necessary for continued preservation.
- C. Areas of material replacement will match in visual quality and remain true to period of construction.
- D. Repair work and surface cleaning will be undertaken using the gentlest means possible.
- E. The Site Alterations will not materially impair the historical integrity of the specific criteria that was used to justify the designation of the Trapper's Cabin as a Heritage Preservation Site.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the Site Alteration Permit requested in the Application be **APPROVED** and issued for the Trapper's Cabin in accordance with Section 911.05.C of Wayzata City Code, with the condition that any log replacement done be of tamarack wood to best match the original logs used for the cabin.

Adopted by the Wayzata Planning Commission this 31st day of August 2026.



Staff Report
Wayzata Planning Commission
August 17, 2026

Address: 220 Grove Ln (Shaver Park) – Trapper’s Cabin
Approval Request: Site Alteration Permit for Heritage Preservation Site
Applicant/Property Owner: City of Wayzata
Prepared by: Haily Hedblom, Planner

Application Introduction

Site

The Trapper’s Cabin has long been a historic symbol for the City of Wayzata and the structure was designated locally as a Heritage Preservation Site in 2021. The cabin is owned by the City and located in Shaver Park.

Proposed Restoration and Repair of Trapper's Cabin

The City's Public Works Department maintains the site and has identified areas in need of restoration and repair in order to continue preservation. The project proposes to make several repairs to the aging cabin structure. The work will include repair of the door, window sills and frames, and full replacement of the chinking between the logs. City Council awarded the contract Artisan Restoration LLC on June 16, 2026 and work is anticipated to occur at the end of September once permitting is approved. The project contract, including the full scope of work and accepted bid is attached to the packet for review.

Site Alteration Permits (§911.05.C)

Wayzata Heritage Preservation Sites are protected under their designation and when any form of alteration or exterior work is planned, a Site Alteration Permit (“SAP”) approved by City Council is required. The Heritage Preservation Board is the first to review applications for SAPs and is charged with making a recommendation to the Planning Commission. The Planning Commission will hold a public hearing on the application and make recommendations to City Council. Council may approve, deny, or make modifications based on the recommendations of the Board and Planning Commission, in addition to their own findings.

The primary purpose of a Site Alteration Permit is to preserve the historical structure and to ensure that no changes will be made that will impair the historical integrity of the structure. This process facilitates transparency and allows for public input regarding proposed changes to the City's historic sites.

Site Designation & Cabin Information

Trapper's Cabin serves as a historic symbol in Shaver Park. The cabin represents the early pioneer settlements of Wayzata. The City moved the structure to its current location to preserve the historic value and to showcase the architecture of the cabin for the public to see. The City formally designated the structure as a Wayzata Heritage Preservation Site in 2021 to help preserve the cabin's future and to signify the historic value that it has in Wayzata.

The cabin is a 12' x 16' building created by tamarack logs. The structure was moved from 423 Bushaway Road to Shaver Park in 2014 once it was owned by the City of Wayzata. The history of the Cabin is not well documented, but it is believed that this Cabin has been in Wayzata since at least the 1880's. The structure could have been in Wayzata as early as the 1850's. Log house construction was a common type of building construction at the very early stages of settlement in Wayzata which could have been the time the Trapper's Cabin was built. The historic findings of the Cabin state that the architecture of a single-pen log cabin is historically significant from the time of pioneer settlement in Wayzata. This type of structure is rare to be still intact since these buildings were not meant to be permanent housing. Much of the historic research was completed by Irene W. Stemmer who was part of the Wayzata Heritage Preservation Board and Historic Society.

Analysis of Application

Site Alteration Permit ([§911.05.C](#)) Process and Analysis

The modification of Heritage Preservation Sites requires a Site Alteration Permit. The application for a Site Alteration Permit is reviewed by the City Planner, recommended for approval or denial by the Heritage Preservation Board and Planning Commission, and approved or denied by the City Council. Modifications that trigger this requirement are listed below and activities relevant to this application are bolded.

1. **Remodel, alter or repair in any manner, including paint color, which will change the exterior appearance of the Heritage Preservation Site.**
2. New exterior construction.
3. Signs.
4. Moving of buildings.
5. Demolition in whole or in part. This does not apply to structures required to be demolished in accordance with Minn. Stats. Ch. 463.

The Secretary of Interior's Standards for Rehabilitation ([36 CFR 67](#)) serves as the basis for a Site Alteration Permit application. The Building Official will not issue a Site Alteration Permit if the City Council finds that the change(s) will materially impair the historical integrity of the specific criteria that was used to justify the designation of the respective site. The Standards are listed below and the most relevant criteria for the Heritage Preservation Board's evaluation are bolded.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. **The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Heritage Preservation Board Recommendation

The Heritage Preservation Board recommended approval of the Site Alteration Permit for Trapper's Cabin, located in Shaver Park (220 Grove Ln), based on the following findings:

1. Deteriorated features will be repaired and only replaced where necessary for continued preservation.
2. Areas of material replacement will match in visual quality and remain true to period of construction. Repair work and surface cleaning will be undertaken using the gentlest means possible.

There was minor concern over the bid scope including a full replacement log and the fact that the replacement log is planned to be pine rather than tamarack wood, which the original structure is built from. The Board ultimately voted to recommend approval with the opinion that the work is necessary to preserve the historic character and structural integrity of the cabin.

Action Steps

After considering the information and recommendation outlined in this report and attachments, and holding the public hearing on the application, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for City Council.

Attachments

Photos of Trappers Cabin and Areas of Deterioration (taken by staff August 2026)

Work Contract and Project Scope with Artisan Restoration LLC





Contract Proposal

We herewith submit proposal for materials and labor to be supplied at the sole request and order of:

NAME:	Mike Kelly	JOB ADDRESS (IF DIFFERENT)
ADDRESS:	299 Wayzata Blvd. West	Shaver Park
CITY:	Wayzata	Wayzata
STATE/ZIP:	MN	MN
HOME PHONE:	(612) 479-7044	

hereinafter referred to as "OWNER" for the work to be performed at the premises set forth below, according to the following terms and specifications:

See the attached scope of work and job cost which is considered an addendum to this agreement. Please sign and attach this document to complete this agreement.

All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work will be completed in a neat and workmanlike manner. Any alteration or deviation from above specifications involving extra labor and/or material costs will be executed only upon written order from owner or owner's authorized agent and will become an extra charge over the below agreed amount. Agreements made with workers on the job are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized.

Contractor agrees to provide proof of workmans compensation insurance and general liability prior to starting any work. We propose to furnish and install the attached scope of work complete in accordance with the above specifications for the sum of **\$30,247.71** dollars. Payment to be made as follows:

TOTAL AMOUNT	\$30,247.71	First payment to be made after chinking is removed and
DEPOSIT	\$ None	washing is done with the balance due on completion
BALANCE	\$	

Contractor's Acceptance

Work to be started on or before:

September 28, 2026

and to be substantially completed on or before 12 working business days.

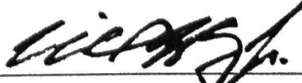
Owner's Acceptance

The foregoing items, specifications and conditions are satisfactory and hereby agreed to. You are authorized to do the work as specified and payment will be made as outlined above.

The owner upon signing this agreement represents and warrants that he owns the aforesaid premises and that he has read this agreement.

Mark Johnson 7-10-26
Title: Mark Johnson DBA Artisan Restoration LLC

1102 TERRASOL LANE
KASOTA, MN 56050


Mike Kelly, Director of Public Works

Trapper cabin

Combined Unit Price Estimate

Prepared For:

City of Wayzata Troy Hoefker

299 Wayzata Blvd. West Wayzata, MN

ITEM	DESCRIPTION	QTY	UNIT	TOTAL	PRICE
Phs: 3	Log Cabin Restoration				
	Base Dimensions: 12' - 0" L x 16' - 0" W x 6' - 0" H				
Div: 02	Site Preparation				
	SECURITY FENCE: Installation and removal of a 4 ft tall chainlink fence around the cabin while work is being done and for four weeks after while chinking cures.				
	Security Fence				
02.0000.060		1	LS	1,220.00	1,220.00
Div: 06	Floor Framing				
	TREATED SILL: Install treated 2x8 sill under an existing structure to prevent moisture from contacting the untreated sill log and provide a seal against the slab.				
	Install treated sill under existing structure				
06.8880.500		56	EA	33.45	1,873.20
Div: 07	Wall Framing				
	LOG, FULL REPLACEMENT: Replace sill log with pine log of the same size.				
	Log, Full Replacement				
07.8880.020		16	LF	186.00	2,976.00
	DOOR OR WINDOW BUCKS: Replace existing bucks using 2x10 materials with rope caulking installed to between the buck and the log surface.				
	Buck Work				
07.8880.050		15	LF	9.01	135.11
Div: 12	Doors and Trim				
	CABIN DOOR: Remove and replace door with new site built door in new frame using all reclaimed lumber. Hardware to be pintle hinges with Cambridge/string latch.				
	Cabin door				
12.9990.510		1	EA	705.00	705.00
Div: 22	Specialties				
	CHINKING REMOVAL: Includes the removal of interior and exterior chinking, draw knifing or scraping of soft wood from water damage, removal of bark as needed				
	Chinking Removal				
22.8880.020		392	LF	1.65	646.80

7/10/2026 6:56 AM

Page 1 of 3

M.D.J. 7-10-26

ITEM	DESCRIPTION	QTY	UNIT	TOTAL	PRICE
INTERIOR AND EXTERIOR CHINKING: Including backer rod in checks and closed cell foam between logs. Mortar white acrylic chinking product by Sashco or Permachink. Energy Seal caulking to be used in all checks					
Chinking and backer foam				8.10	6,350.40
22.9990.010		784	LF		
BORATE SOLUTION: Spray all logs interior and exterior with a 15% solution of Timbor boron preservative after chinking removal and cleaning					
Borate Solution				304.50	304.50
22.9990.030		1	EA		
Div: 24 Painting					
PRESSURE WASHING: Remove stain or weathered finish using earth friendly wood cleaner and high pressure washer. Customer agrees to deliver up to 1500 gallons of water to the job site for use during the cleaning process.					
Pressure washing				5.48	1,839.60
24.0020.		336	SF		
PERMACHINK STAIN AND SEALER: Two base coats of Lifeline Ultra 2 and one coat of Advance clear topcoat.					
Exterior stain				9.75	4,875.00
24.7770.070		500	SF		
END GRAIN SEALER: After staining is completed this sealer is applied to the ends of the logs to seal any remaining gaps in the finish.					
Seal log end grain on corners				360.00	360.00
24.7770.050		1	LS		
Div: 26 User division 26					
TRAVEL TIME AND MILEAGE ALLOWANCE: For Two-way travel based on miles to job site @ \$.50/mile/vehicle plus man hours/person from Mankato to Job site .					
Travel time and Mileage,					
26.7770.020		2	WK	1,500.00	3,000.00
SANITATION SERVICE:					
Portable Toilet				75.00	225.00
26.7770.040		3	WK		
CLEANUP CHARGE: Dumpster and cleanup charges					
Cleanup, hauling and disposal charge				487.50	487.50
26.7770.060		1	LS		
7/10/2026 6:56 AM mdj 7-10-26 Page 2 of 3					

From: [Susan Sorrentino](#)
To: [Haily Hedblom](#)
Subject: Re: Trapper's Cabin
Date: Friday, August 14, 2026 9:14:33 AM
Attachments:

Hi Haily,

I thank the City and HPB for continuing to preserve the Trapper's Cabin. In keeping with the age of the structure, it is my hope that the restoration of the cabin and the replacement of some logs can be as historically accurate as possible.

Sue Sorrentino
Past HPB member in 2014
when Trapper's Cabin was moved to Shaver Park



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 31, 2026	AGENDA ITEM: 4.c
TITLE: Approval of Planning Commission Report & Recommendation of Approval for Variances at 109 Bushaway Rd (Lake Minnetonka Dental Clinic)	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY: Haily Hedblom, Planner	
60 DAY DEADLINE: September 20, 2026	

BACKGROUND:

Summerhill Commercial Real Estate, on behalf of the property owner, has submitted a development application for three (3) variances from the Zoning Ordinance to allow a parking lot expansion at 109 Bushaway Road. The proposed plan would extend the existing parking lot north, one foot from the property line, and reconfigure the current layout through a one-way drive aisle. Seven parking spaces would be added through a combination of angled and compact stalls, creating a new total of 38 spaces on the property.

Details on the application and three variance requests are outlined in the attached staff report.

The Planning Commission held a public hearing on the application during the August 17, 2026 meeting and directed staff to prepare a draft report and recommendation of approval.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report & Recommendation of approval.

ATTACHMENTS:

1. Draft PC Report & Recommendation - 109 Bushaway Parking Lot Variances
2. Staff Report - 109 Bushaway Rd
3. Narrative Letter
4. Project Plan Set
5. Certificate of Survey (Existing Conditions)

WAYZATA PLANNING COMMISSION**August 31, 2026****REPORT AND RECOMMENDATION OF APPROVAL OF VARIANCES
FOR PARKING LOT EXPANSION AT 109 BUSHAWAY ROAD**

SUMMARY OF RECOMMENDATION

1. Approval* of Setback Variance
2. Approval* of Landscaping Variance
3. Approval* of Compact Stall Variance

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** Applicant representative Summerhill Commercial Real Estate and property owner Laskin Properties LLC (collectively, "Applicant") have submitted an application (the "Application") requesting approval of three variances (detailed below) for the expansion and reconfiguration of an existing parking lot on the property (the "Parking Lot Project") at 109 Bushaway Road, legally described on Attachment A (the "Property").
- 1.2 **Application Request.** The Applicant is requesting approval of the following three variances (collectively, the "Variances"):
 - A. **Setback Variance:** a 9-foot variance from the required 10-foot setback for a 1-foot setback of the parking areas (Sec. 920.05.D.1)(the "Setback Variance")
 - B. **Landscaping Variance:** a variance from the requirement of screening and landscaping surrounding all exposed parking areas of four or more spaces to allow for the proposed limited screening and landscaping (Sec. 920.06)(the "Landscaping Variance")

- C. Compact Stall Variance: a variance from the limitation of compact parking stalls in parking lots under 40 total spaces to allow for 10 compact parking spaces (Sec. 920.05.E.2.b.) (the “Compact Stall Variance”)
- 1.3 Property. The street addresses, property identification numbers, and owners of the Property are as follows, and the legal description of the Property is attached.

Address	PID	Owner/s
109 Bushaway Rd	0511722310006	Laskin Properties LLC

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

Zoning:	C-3 Service District
Comp Plan:	Mixed-Use Commercial/Residential 10-30 units/acre
Overlay Districts:	N/A
Design District:	N/A

- 1.5 Notices and Public Hearing. In accordance with City Neighborhood Notification policy, the Applicant sent a letter on the Application to all residents located within 500 feet of the Property. A neighborhood meeting was not required. Notice of the public hearing on the Application was published in the *Sun Sailor* on August 6, 2026 and mailed to all property owners and residents who rent that are located within 500 feet of the Property on August 7, 2026. A public hearing on the Application was held at the August 17, 2026 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Variances. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:
- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - C. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - (i) the property owner’s proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and

- (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, comments and discussion at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variances. The Variances requested are in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan. The following conditions are met with respect to each of the Variances:
- A. The Applicant has established that there are practical difficulties in complying with the applicable parking setback, landscaping and compact stall standards for the parking areas on the Property.
 - B. The Variances requested are reasonable in that the proposed expansion and reconfiguration of the existing parking lot would (i) address the need of additional parking for the permitted uses on the Property and bring the number of spaces required for such use into conformance, and (ii) improve traffic flow in and out of the Property.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant in that the Property has two challenging access points and abuts other commercial properties and a busy roadway.
 - D. The Variance would not alter the essential character of the locality in that, as noted above, the Variances will allow for the needed expansion and reconfiguration of an existing parking lot in a commercial area with similar parking areas, limited buffers and setbacks.

- E. The practical difficulties necessitating the Variances are not solely economic in nature.
- F. The uses associated with the Variances are permitted within the Zoning District.
- G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

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 Setback Variance, the Landscaping Variance, and the Compact Stall Variance, all subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction and follow all laws and regulations applicable to the Parking Lot Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. Based on the findings and recommendations of the City Forester related to the Parking Lot Project's disturbance to both the Critical Root Zone and Structural Root Zone (as defined in City Code) of multiple trees on the adjacent property to the north of the Property,
 - 1. The Applicant must demonstrate to the satisfaction of the City Forester that there is not a practical alternative with respect to the impacts to the heritage tree as required under Sec. 936.06.A.01.
 - 2. A tree replacement plan must be provided to the City in accordance with Sec. 936.09.
 - 3. The property owner of the two trees impacted by the Parking Lot Project must provide written permission for the removal of the trees in accordance with the tree replacement plan.
- C. The Applicant must complete the Parking Lot Project in conformance, in all material respects, with the plans depicted in the Application, with the modification that the proposed one-way traffic flow apply to the full extent of

the Property and access to the parking lot from Bushaway Road be closed for improved and safer traffic flow.

- D. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 31st day of August 2026.

DRAFT

Attachment A
Legal Description of Property

DRAFT



**Staff Report
Wayzata Planning Commission
August 17, 2026**

Project Name: Lake Minnetonka Dental – Parking Lot Expansion
Approval Request: Variances (3)
Applicant: Summerhill Commercial Real Estate
Address of Request: 109 Bushaway Rd
Applicant’s Representative: Patrick Lensing
Property Owner: Laskin Properties LLC
Prepared by: Haily Hedblom, Planner

“60 Day” Decision Deadline: September 20, 2026

“120 Day” Decision Deadline: November 19, 2026

Development Application Introduction

Summerhill Commercial Real Estate (“Applicant”), on behalf of the property owner, has submitted a development application (“Application”) for three variances from the Zoning Ordinance to allow a parking lot expansion at 109 Bushaway Road. The proposed plan would extend the existing parking lot north, one foot from the property line, and reconfigure the current layout through a one-way drive aisle. Seven parking spaces would be added through a combination of angled and compact stalls, creating a new total of 38 spaces on the property.

Property Information

The property identification number and owner of the property are:

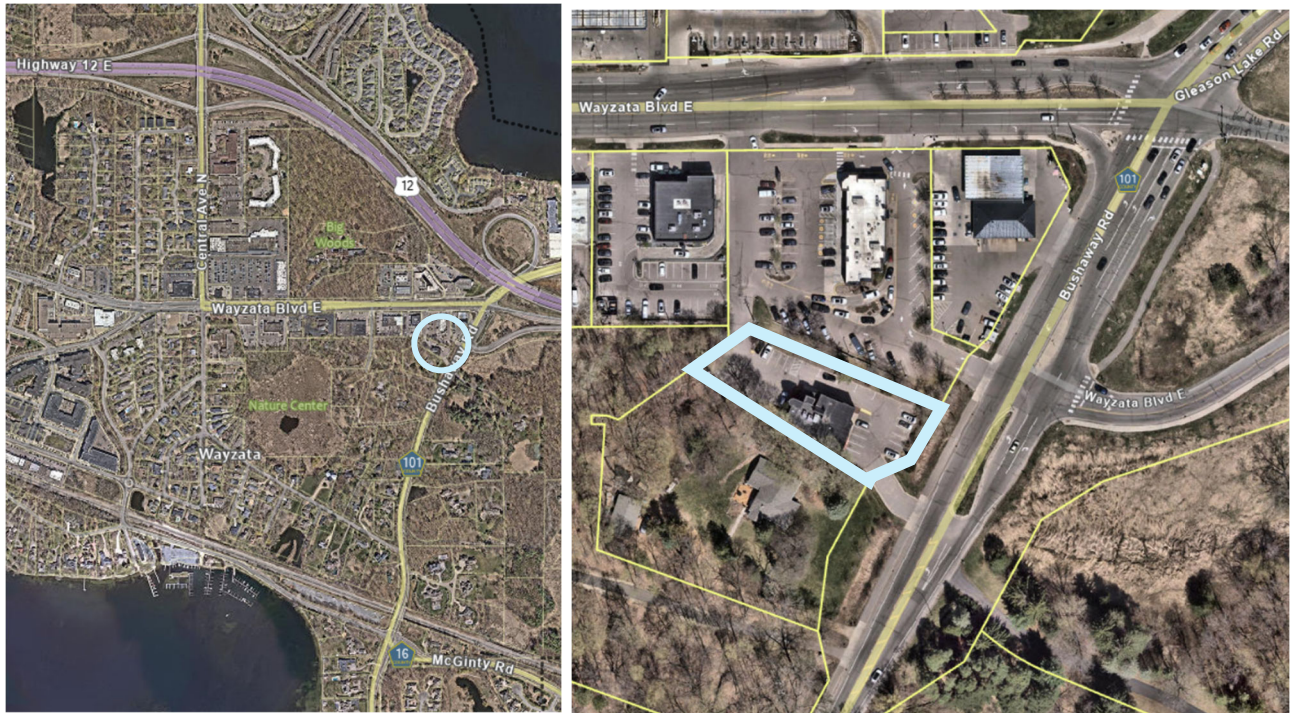
Address	PID	Owner
109 Bushaway Rd	0511722310006	Laskin Properties LLC

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

Current Zoning:	C-3 Service District
Comprehensive Plan Designation:	Mixed-Use Commercial/Residential 10-30 units/acre

Project Location

The subject parcel is located southwest of the Bushaway Rd – Wayzata Blvd intersection, with direct access onto Bushaway Rd.



Maps 1 & 2: Project Location
Source: Hennepin County

Application Details and Requests

As part of the Application, the Applicant is requesting approval of the following variances that would be required to implement the proposed parking lot plan:

- A. Variance: a 9-foot variance from the required 10-foot setback for a 1-foot setback of the parking areas (§920.05.D.1) (the “Setback Variance”)
- B. Variance: a variance from the requirement of screening and landscaping surrounding all exposed parking areas of four or more spaces to allow for the proposed limited screening and landscaping (§920.06) (the “Landscaping Variance”)
- C. Variance: a variance from the limitation of compact parking stalls in parking lots under 40 total spaces to allow for 10 compact parking spaces (§920.05.E.2.b.) (the “Compact Stall Variance”)

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on August 6, 2026. The public hearing notice was mailed to all property owners located within 500 feet of the subject properties on August 7, 2026.

Neighborhood Notification

As required by City policy, the Applicant sent a neighborhood notification letter regarding the proposal to all property owners within 500 feet from the subject property. A neighborhood meeting was not required.

Existing Site Conditions and Surrounding Context

Current Zoning

The property is currently zoned C-3 Service District. City Ordinance states “*The purpose of the C-3 Service District is to provide a zoning district for service facilities orientated to vehicular traffic and access. Because of the unique character of this type of commercial activity and its great dependence upon transient trade and traffic, and because of the greater than normal adverse effects created by the uses within this district, the location of such activities are critical and should be developed either within other commercial spheres adjacent to arterial traffic routes or as well-buffered areas adjacent to major streets. This district also is intended as a business district which may be located adjacent to shopping centers or other retail business districts, thus keeping the basic retail areas compact and convenient, or in separate areas which may be located in close proximity to a major street or highway, in order that highway service types of land uses can be provided.*”

Current Use

The property is presently and has historically been used as a medical office building. The building is 3 stories and approximately 7,000 square feet. The current tenants are Lake Minnetonka Dental on the upper two floors and EvoYouth Med Spa on the main level.

Current Parking & Parking Requirements Per Use

The property has 31 parking spaces in the existing configuration. According to ordinance requirements, Health Clinics (dental offices) must have six spaces per provider, with a minimum of one loading off-street loading space, and Personal Services such as a med spa must have one parking space for each 200 square feet of floor area (§920.11.B). The Applicant stated in their narrative that the dental office currently serves clients with four dentists and the med spa’s leased space encompasses 1,536 square feet. The information provided calculates a total of 32 (31.68) parking spaces and 1 off-street loading space required. This means that the existing parking lot configuration does not sufficiently meet parking requirements for the current uses and would be considered nonconforming with City Code.

Adjacent Zoning and Land Uses

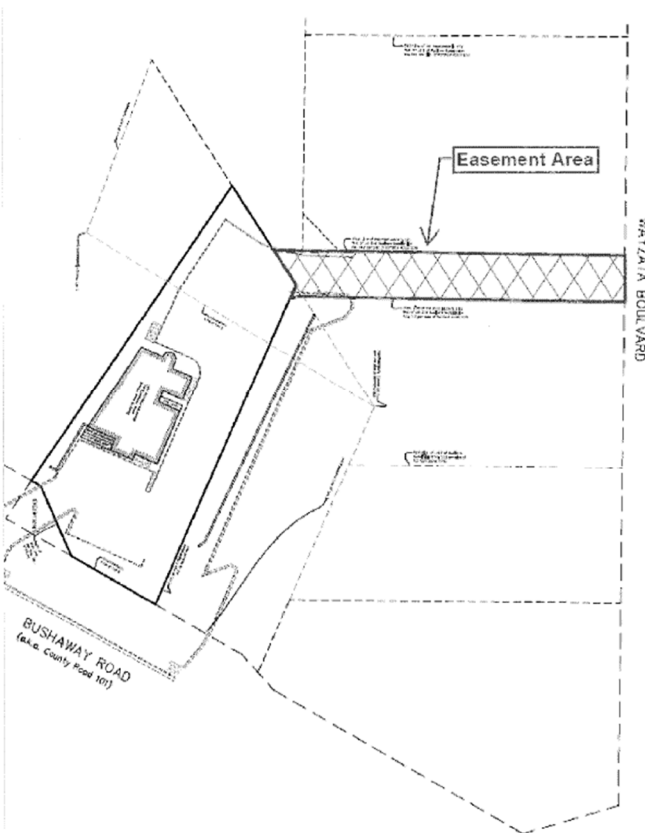
The following table outlines the adjacent property uses, zoning, and Comprehensive Plan land use designations:

Direction	Adjacent Use	Current Zoning	Comprehensive Plan Designation
North	Drive-Thru Service, Food & Beverage (McDonald's)	C-3 Service District	Mixed-Use Commercial/Residential
East	City Right-of-Way/ Single-Family	R-1 Low Density Single Family Residential	Estate Single Family
South	Single-Family	R-2A Low Density Single Family Residential	Low Density Residential
West	Single-Family	R-2A Low Density Single Family Residential	Low Density Residential

Access Easement

Access to/from the north entrance of the property is granted through a private easement agreement with the adjacent property. This agreement grants non-exclusive, perpetual ingress and egress from McDonald's parking lot. The Applicant has provided the City with a copy of the agreement, which includes the following depiction. The private easement agreement is relevant to the application as the proposed one-way drive aisle will effectively close traffic flow from Bushway Rd and make the easement area the primary route of access to the property.

**EXHIBIT B
DEPICTION OF EASEMENT AREA**



*Map 3: Depiction of Private Easement
Granting Access to North Property Entrance
Source: Hennepin County Doc. No. 11433103*

Proposed Plan

Zoning Requirements

The table below compares the applicable lot and parking requirements for properties in the C-3 zoning district with the proposed plan details.

Feature	Required	Existing	Proposed
Parking Setbacks	10 feet from all property lines	Front: >10' in most areas Rear: >10' South Side: approx. 10' North Side: approx. 10'	Front: unchanged Rear: unchanged South Side: unchanged North Side: 1'
Impervious Surface Coverage	Max. 75% coverage	68.4% coverage	74% coverage
Parking Spaces Required by Use	32 Spaces; 1 Off-Street Loading Space	31 total spaces; No dedicated Off-Street Loading Space	38 total spaces; No dedicated Off-Street Loading Space

Parking Setbacks

The proposed plans depict a new parking setback distance of 1 foot along the North property line. All other parking setback distances will remain as existing.

Design & Dimensions of Parking Areas

City Code Section 920.05.E.2-3 outlines minimum standards for parking stall dimensions and drive aisle widths. The table below compares these standards to the dimensions proposed in the Application.

Feature	Required	Proposed
Standard Parking Stall Dimensions	Min. 9' width Min. 20' length	9' width 20' length
Compact Parking Stall Dimensions	Min. 8' width Min. 16' length	8' width 16' length
Degree of Angled Parking & Drive Aisle Width	45 degree parking requires a min. one-way traffic lane of 14'	45 degree angled parking; One-way traffic flow; 14' traffic lane width

Topography & Grading

City Code limits the slope of any parking area or portion thereof to no more than five percent (§920.05.E.10). The proposed grading and erosion control plan in the Application does not indicate the slope of the parking area. Staff notes that such grading would need to either comply with this standard or the Applicant would need to apply for an additional variance before the project could proceed.

One-Way Drive Aisle

The Applicant proposes a one-way drive aisle through the site to improve traffic flow and reduce incidents on and nearby the site. Entrance to the lot would be directed from Wayzata Blvd, via the driveway easement over the McDonald's property noted above.

Exiting the property would be directed onto Bushaway Rd. The proposal would attempt to prohibit access onto the property from Bushaway Rd. The Applicant has stated in its narrative letter that the one-way configuration would be clearly indicated by way of signage and pavement striping/painting with directional symbols.

City Code Section 920.05.E.1. grants the City the authority to determine the adequacy of proposed traffic circulation systems. Parking areas should be designed to “[channel and control vehicular traffic] in a manner which will avoid congestion or interference with other vehicular transportation systems or pedestrian traffic and which will avoid creating traffic hazards or excessive traffic through residential areas”.

Tree Removal & Impacts

The City Forester has noted the following impacts to trees on the property and the adjacent property to the north.

The proposed plans call for removal of a 10-inch diameter crab apple, and 18-inch diameter spruce tree. City Code Section 936.06.B. details the applicable tree replacement requirements for such removals, which are authorized by a Land Disturbance Permit. Of the two trees that would be removed, only the spruce tree qualifies as a “Significant Tree” under the Ordinance, and the percent of DBH removed under the proposed plans is less than the ten percent replacement threshold. This means that the proposed removal of the crab apple tree and spruce tree would not require tree replacement.

However, there are two trees of primary concern located on the adjacent property to the North. These are a 41-inch diameter Heritage red oak and an 18-inch diameter Significant basswood.

The City’s Tree Preservation Ordinance (TPO) defines two types of sensitive buffer zones pertaining to tree protection and removal. These zones apply to all Significant and Heritage trees. The larger zone, called the “Critical Root Zone” (CRZ) is calculated according to trunk diameter (depicted in yellow below). Excessive disturbance to this area can affect tree health – making it particularly important for determining a project’s tree impacts.

In this case, the CRZ disturbance as a result of the proposed project would be extensive and likely cause irreparable harm to/death of both trees. Further, given these trees are on a neighboring property, staff is concerned about the applicability of Minnesota State Statute 561.04 which prohibits injury to a tree on the land of another person:

561.04 TRESPASS; TREBLE DAMAGES.

Whoever without lawful authority cuts down [...] or otherwise injures any tree [...] on the land of another person [...] is liable in a civil action to the owner of such land [...] for treble the amount of damages which may be assessed therefor [...].

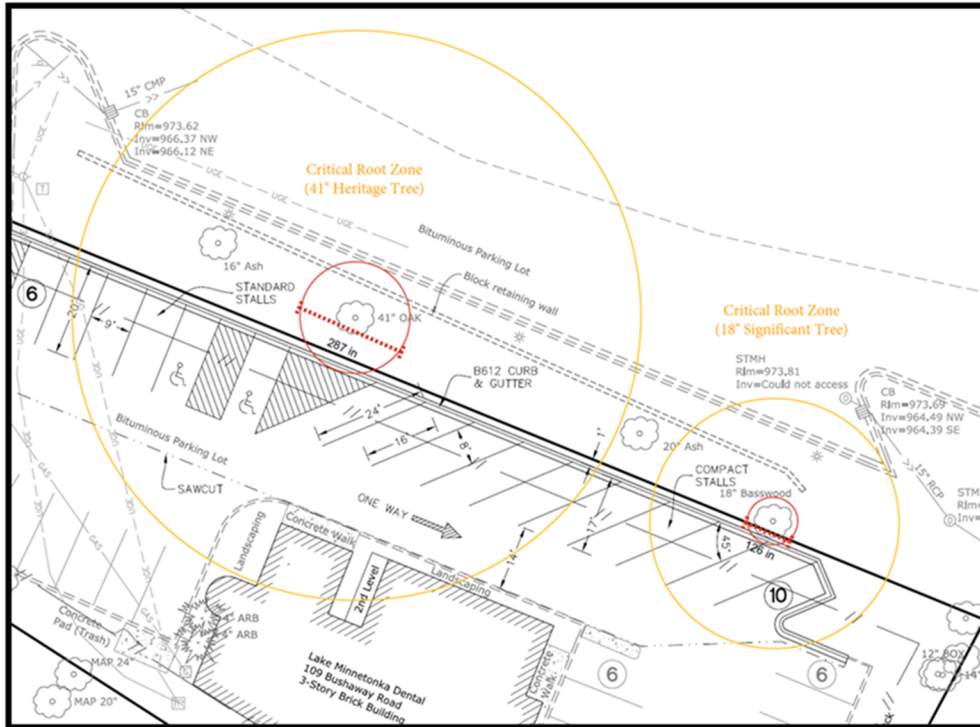


Figure 1: Depiction of Impacted Critical Root Zones (yellow) and Structural Root Zones (red)

The Ordinance defines “Structural Root Zones” (SRZ) based on a calculation of trunk diameter (depicted in red). This much smaller area represents the roots needed for keeping a tree upright. Any disturbance to this area can compromise a tree’s structural integrity. When a project proposes any impact to the SRZ of a tree, that tree must be removed before work begins and the DBH is counted toward the project’s removal threshold (§936.06.E).

Based on disturbance to both the Critical Root Zone and Structural Root Zone of multiple trees on adjacent property, the City Forester recommends the following conditions of any variance approvals for the project:

1. The Applicant must demonstrate a “lack of alternatives” as required under §936.06.A.01.
2. A tree replacement plan must be provided in accordance with §936.09.
3. The property owner of the two trees impacted by the project must provide written permission for their removal.

Comments on Application

Engineering Department Comments

The Engineering Department did not provide comments.

City Forester Comments

Comments from the City Forester are incorporated in the ‘Tree Removal & Impacts’ section of this report.

Public Comment

As of August 12, staff has not received any written public comment on the Application. Staff has fielded phone and email messages from residents inquiring about the nature of the proposal. No concerns have been expressed.

Analysis of Application Requests

Variance: Parking Area Setback (§920.05.D.1)

The Application requests a 9-foot variance from the ten-foot setback requirement along the North property line. If granted, this would allow for a parking lot setback of one foot from the property line. The current number of parking spaces on the property does not effectively meet the requirements for off-street parking determined by use type. The existing parking lot largely meets setback requirements; however, the existing drive aisle is narrow and opportunities for adding additional parking spaces with the same footprint are limited.

	City Code	Current	Proposed
Parking Area Setback	10 feet	10 feet (most areas)	1 foot

Variance: Landscaped Screening of Exposed Parking Area (§920.06)

Ordinance requires all exposed parking areas of four or more required spaces to be landscaped on all sides. The plans submitted do not include proposed landscaping and due to the tight configuration requested, and staff does not see a way to incorporate the required screening. The adjacent property to the North does include a landscaped area that is greater than the ten-foot setback distance. The two parking areas are also visually separated by a retaining wall.

Variance: Compact Parking Stalls in a Lot of Less Than 40 Total Spaces (§920.05.E.2.b.)

The proposed plans include 38 total parking spaces, with ten “compact” stalls. City Code allows *“up to 20 percent of the parking spaces in a parking lot of 40 spaces or more may be permanently marked for compact cars only”*. Because the total number of spaces is less than 40, staff recommends a variance to allow any percentage of parking to be compact stalls. The percentage of compact stalls in the proposed configuration is 26%.

Action Steps:

1. Staff Report and Presentation, Questions for Staff
2. Applicant Presentation and Questions for Applicant
3. Public Hearing
4. Commission Discussion of Application
5. Direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the requested variances, for review and adoption at the next Planning Commission meeting.

Primary Questions to Consider

1. Are the variances requested in harmony with the purpose and intent of the Zoning Ordinance and consistent with the Comprehensive Plan?
2. Is each variance reasonable?
3. Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?
4. Would any of the variances alter the essential character of the locality?

Applicable Code Provisions

Variance Standard – City Code Chapter 905

The purpose of this Section is to provide for deviations from the literal provisions of this Ordinance in instances where strict enforcement of the provisions of this Ordinance would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when the variances are harmony with the general purposes and intent of this Ordinance, and the variances are consistent with the Comprehensive Plan.

Criteria for Granting. Conditions governing considerations of variance requests.

1. *Variances shall only be permitted when they are:*
 - a) *In harmony with the general purposes and intent of this Ordinance; and*
 - b) *Consistent with the Comprehensive Plan.**
2. *Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.*
3. *"Practical difficulties," as used in connection with the granting of a variance, means that:*
 - a) *The property owner's proposal for the property is reasonable but not permitted by this Ordinance;*
 - b) *The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and*
 - c) *The variance, if granted, will not alter the essential character of the locality.*
4. *Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.*
5. *Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.*
6. *The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.*
7. *The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.*
8. *An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.*

* The first condition for granting a variance is consistency with the City's Comprehensive Plan. The following 'Commercial Land Use Goals' are excerpted from the 2040 plan:

- *Promote a diversity of retail, office, service and residential land uses at a high level of development quality to enhance Wayzata as a regional destination and provide services for residents.*
- *Provide connectivity within new developments and between existing neighborhoods to promote a sense of community and encourage mobility of all types.*
- *Support the existing commercial core within the community, and encourage business retention and reinvestment.*

Attachments

1. Applicant Narrative
2. Certificate of Survey (Existing Conditions)
3. Project Plan Set
 - a. Existing Conditions
 - b. Proposed Site Plan
 - c. Grading & Erosion Control Plan
 - d. Tree Removal Plan



SUMMERHILL

Commercial Real Estate, LLC

Date: July 24, 2026
Subject Property: 109 Bushaway Rd, Wayzata, MN 55391
Re: **AMENDED** Parking Lot Setback Variance Request of July 22
Property Owners: Laskin Properties, LLC
Applicant: Summerhill Commercial Real Estate, LLC
6495 City West Parkway
Eden Prairie, MN 55391
Patrick Lensing, CPM
952-475-5121
plensing@summerhillcommercial.com

To Whom It May Concern,

Summerhill Commercial Real Estate, LLC respectfully submits this Letter of Intent to the City of Wayzata in support of the variance application of Laskin Properties, LLC, (“Laskin”) owner of the property at 109 Bushaway Rd, Wayzata (the “Property”). The Property is located in the C-3 Service District. We are seeking relief from the setback for parking lots set forth in Ordinance Section 920.05 D.1 (the “Ordinance”).

The parking area setback within this district is ten (10) feet from all property lines. We are seeking to expand the parking area to within 10 feet of the Property’ s north property line, and effectively up to the north property line, which is shared by McDonald’s corporation. We believe this variance is consistent with the parking areas within the Wayzata Boulevard business district, as illustrated in the listed reasons that follow.

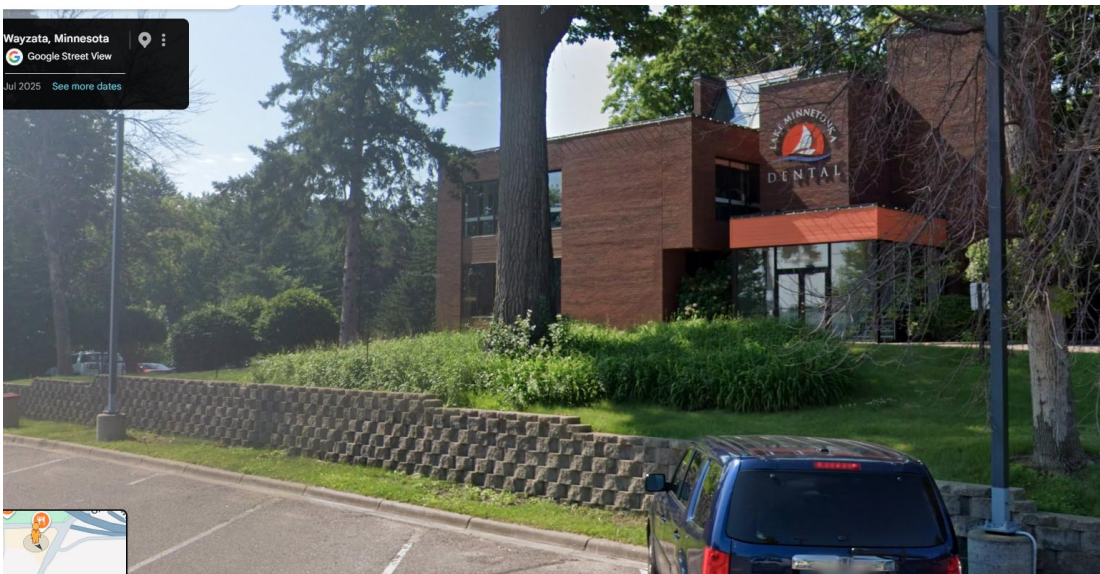
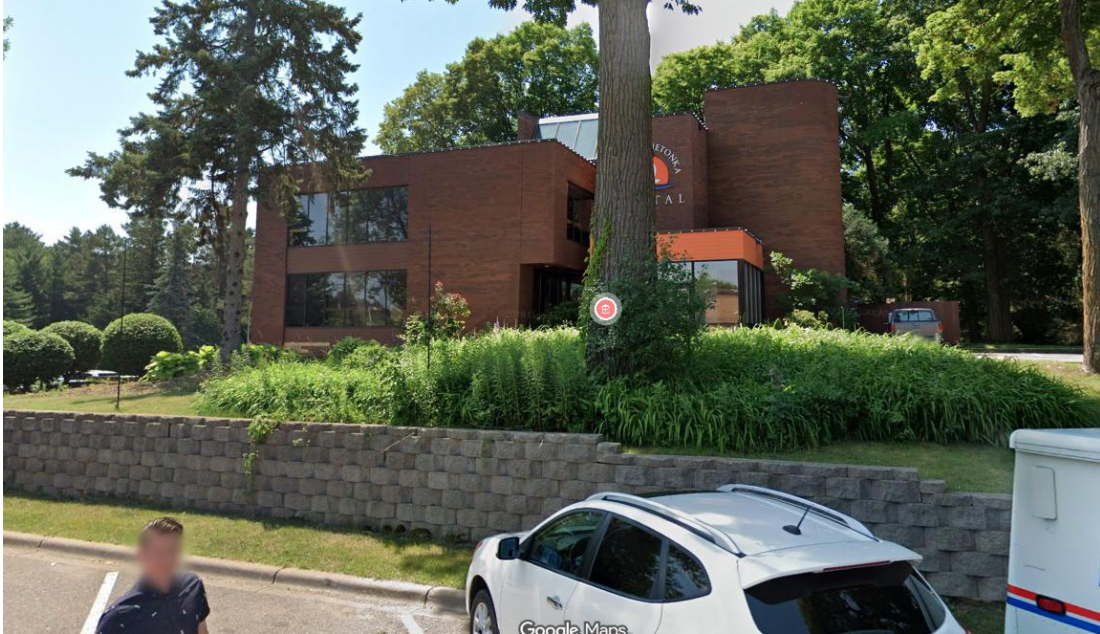
- A) Most if not all of the parking lots constructed within the Wayzata Boulevard business district, have parking areas constructed within 10 feet of, and many times *up to*, the easterly or westerly property lines. By example, the McDonald’s east angled parking area at 1450 Wayzata Boulevard is constructed within 10 feet of its eastern property line, as is the parking area bordering it at the corner of 1490 Wayzata Boulevard. Exceptions to the parking setback requirements exist throughout the Wayzata Boulevard business district to assist businesses meet customer demand and business requirements, within reason, in compact parcels. Examples include:



- B) The existing parking allowance for the Property is not sufficient to meet the needs of the types of tenants for which the Property is zoned. Currently the parking layout accommodates 31 vehicles for a 7,114 sf medical office building that houses Lake Minnetonka Dental on 2 floors and EvoYouthful Med Spa on the first floor. Lake Minnetonka Dental currently serves its clients with four (4) dentists. This zoning and the building were established years ago, but current operations of such a dental practice, and, importantly, the economics of such an operation, not only allow for more dentists but require more to fully use the available space. The zoning ordinance allows six (6) parking spaces per dentist, a number that no longer reflects optimal operation of such a business. Additionally, EvoYouthful has 1.5 full time practitioners in a leasehold with 1,536 sf of floor space, and by ordinance shall have one (1) parking space per 200 sf of floor area. Calculating these uses per the ordinance arrives at a requirement of 31.68 spaces given the current staffing.
- C) Expanding the parking lot would allow for growth for both businesses. Expanding the lot by 7 spaces (to 38 spaces) would allow for the addition of a dentist at Lake Minnetonka Dental. Our proposed design, should the variance be granted, would result in 38 total parking spaces, allowing for growth specifically in the Lake Minnetonka Dental business meeting the ordinance guidelines, with an additional space allowing for flexibility in growth for the EvoYouthful business or the dental business, where staffing needs often outpace the space requirements allotted by the ordinance.
- D) Laskin has explored the possibility of shrinking the size of the parking spaces within the current lot. However, in order to reach even an increase of one parking space, the parking stalls would need to be shrunk smaller than the 9' wide minimum width provided by the code.
- E) Per City ordinance, the hard surface cap is 75%. The proposed parking lot design would be under the hard surface cap.
- F) Laskin has attempted to seek parking lease agreements with adjacent property owners (McDonald's, MyBurger/Starbucks, and Wayzata Yacht Club), but arrangements were not successful. Further, such agreements may not be permissible within City code due to restrictions on the 300' distance such 3rd party parking must be from a business' primary door.
- G) Laskin has made multiple attempts since 2020 to lease land from McDonalds to accommodate a parking expansion. McDonald's was not amenable to this lease arrangement to accommodate a parking expansion.
- H) Laskin has secured from McDonald's a formal easement for access to the Property's northern curb cut entrance. This easement appeared to have been misfiled or not recorded when the Property was developed in 1979. The process of working through McDonald's corporate real estate office to remedy this, to which McDonalds was cooperative, nevertheless took 2 years to work through the McDonald's legal real estate workflow.
- I) The Property sits geographically elevated above the McDonalds site supported by retaining wall, with a landscaped area shared with McDonalds that is actually maintained by Laskin. Even if the

variance was granted, the Property parking lot still would be separated from the McDonalds parking lot by a landscaped area and retaining wall.

- J) A variance of 9 feet from the required 10-foot setback is requested. This variance would allow for the expansion of parking stalls to meet current demand and accommodate planned growth.
- K) Should the variance be approved, the expanded parking lot would accommodate 38 spaces. The reconstructed lot would have a design with one-way flow of traffic, signed and painted directing vehicles to enter the Property from Wayzata Boulevard via the easement with the McDonalds property, with vehicles exiting the Property at Bushway Rd. This design should reduce the amount of traffic attempting to exit the McDonalds property onto Wayzata Boulevard, where making both left and right turns can be difficult, decreasing traffic incidents in this congested area. Further, currently the Property's two-way traffic flow has a drive lane that is slightly under the 20 feet width requirement for two-way traffic. Creating a one-way flow with the newly expanded lot would meet City ordinance.
- L) The proposed construction area would be completed without disturbing the neighboring property, and as proposed the grading in the disturbed area would be preserved while still meeting code requirements. Further, as proposed by engineers, a retaining wall would not be necessary.
- M) Because of the tight property-line margins on this proposed project, and in order to mitigate any construction issues with the narrow margin of error, the property owner offers that they would have improvements be staked by a land surveyor prior to construction. Following construction, a post construction survey will be performed to confirm the improvements were constructed to plan. Construction survey staking is the best method to ensure the contractor has the correct guidance to construct the improvements per plan, and a post construction (as-built) survey is the documentation needed to certify that the improvements were constructed per plan, which will be provided if requested or required.
- N) City statute requires a Tree Preservation Plan when 25 percent of the existing diameter at breast height (DBH) of tree is to be removed. Based on signed surveys, less than 25% of the site's existing DBH is to be removed, and thus no Tree Preservation Plan is necessary. Petitioner will also work with city forester should they require further consultation.
- O) We seek an additional variance to code section Ch. 920.26 where all parking areas must be screened. Because the height of the retaining wall at the adjacent site to the north (McDonald's) serves and functions as a screen as shown in the images below, and existing landscaping on the McDonald's property further serves a similar function, we believe additional screening is not necessary.



- P) We seek a third variance to code section Ch. 920.05.E.2.b where parking lots of 40 stalls or more are permitted to include compact parking stalls.
- The existing lot has 31 parking stalls.
 - The proposed lot would have 38 parking stalls. Of the 38 stalls, we propose that 28 parking stalls would be standard parking stalls, and 10 would be compact angled parking stalls.

The City of Wayzata has shown support by granting reasonable relief where applicants demonstrate design sensitivity, public benefit, and practical hardship. Our vision is to enhance the business district along Wayzata Boulevard, where parking space is limited, and provide a vibrant and thriving environment for business growth within the Wayzata Boulevard business district. If granted, this variance would not alter the aesthetic of the Property, nor would it be out of character for the design of every other neighboring parking lot along Wayzata Boulevard.

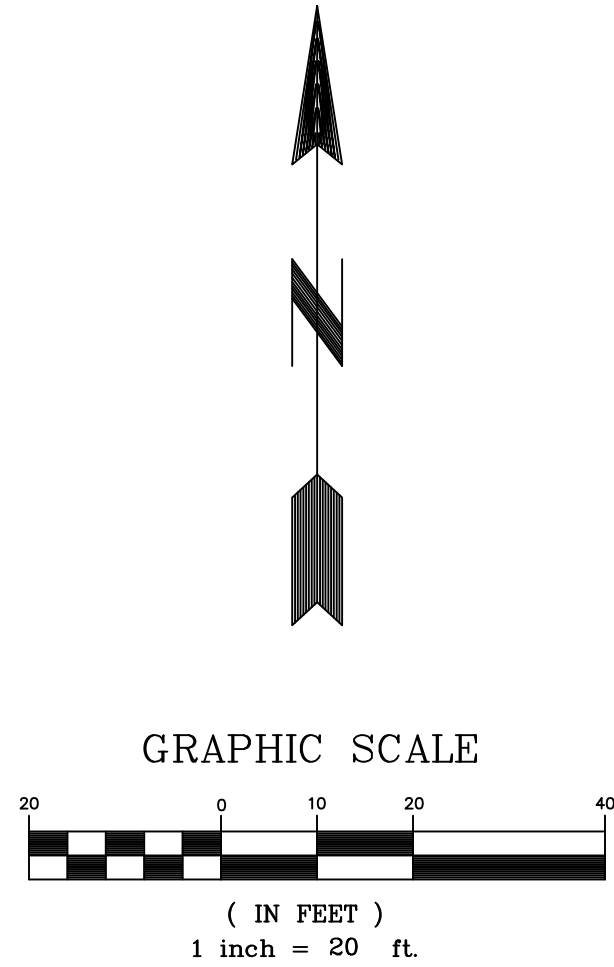
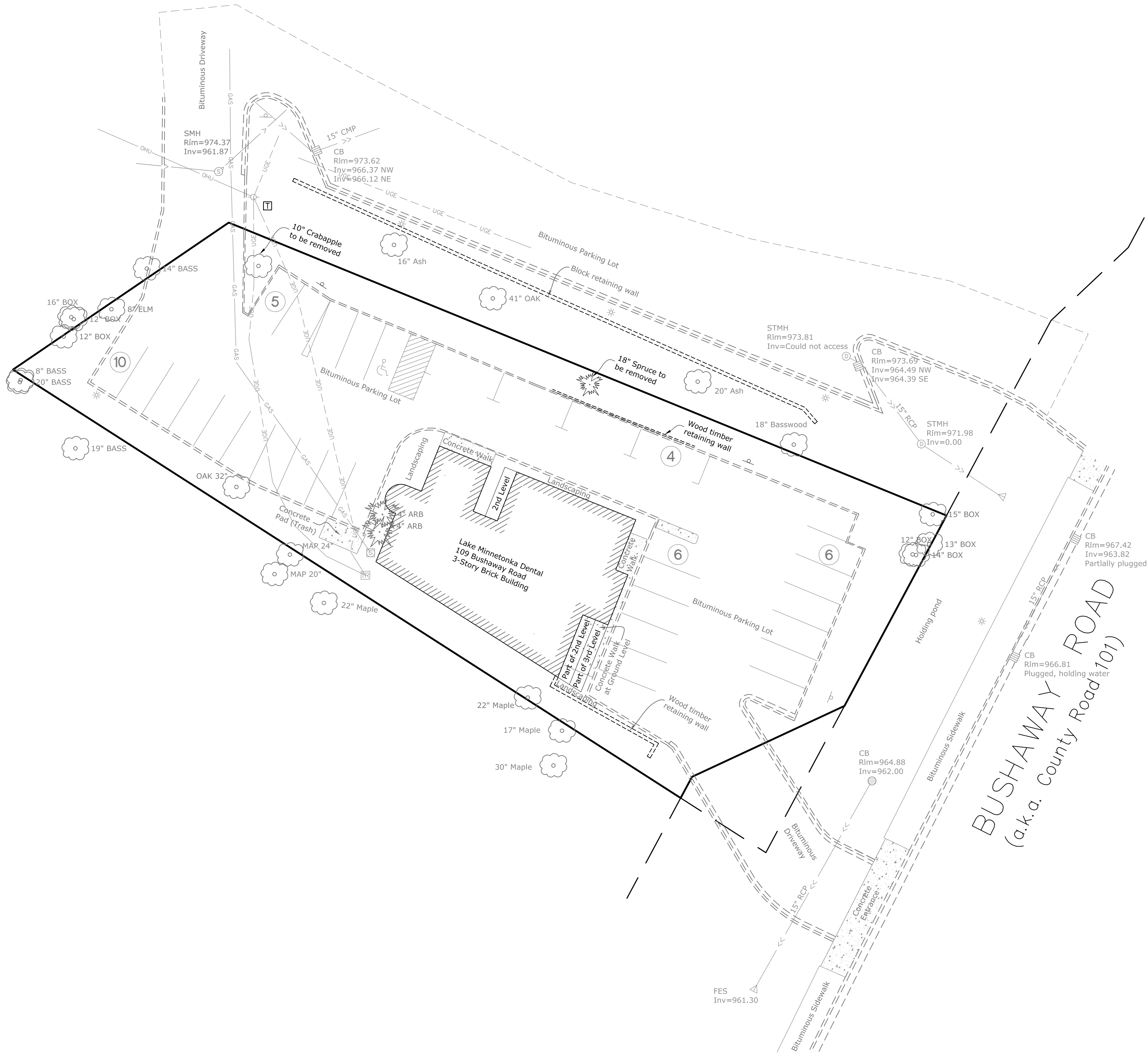
We respectfully request approval of these variances to allow the parking lot at 109 Bushaway Rd to expand within the setback guidance. Thank you for your time and consideration.

Respectfully Submitted, on behalf of Laskin Properties, LLC,

SUMMERHILL COMMERCIAL REAL ESTATE, LLC

A handwritten signature in blue ink, appearing to read "Patrick Lensing". The signature is stylized with a large "P" and "L".

Patrick Lensing, CPM
Vice President – Leasing & Management



NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY HOUSTON ENGINEERING, INC.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WAYZATA AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. TOTAL PARCEL AREA = 21,693 SF (0.50 AC)
EXISTING ROOF AREA = 2,981 SF
EXISTING CONCRETE AREA = 431 SF
EXISTING BITUMINOUS AREA = 11,428 SF
TOTAL EXISTING IMPERVIOUS AREA = 14,840 SF (68.4%)
5. EXISTING PARKING STALLS = 31 EACH
(INCLUDES 1 ACCESSIBLE STALL)
6. EXISTING TREES (2) TO BE REMOVED:
10" CRABAPPLE & 18" SPRUCE

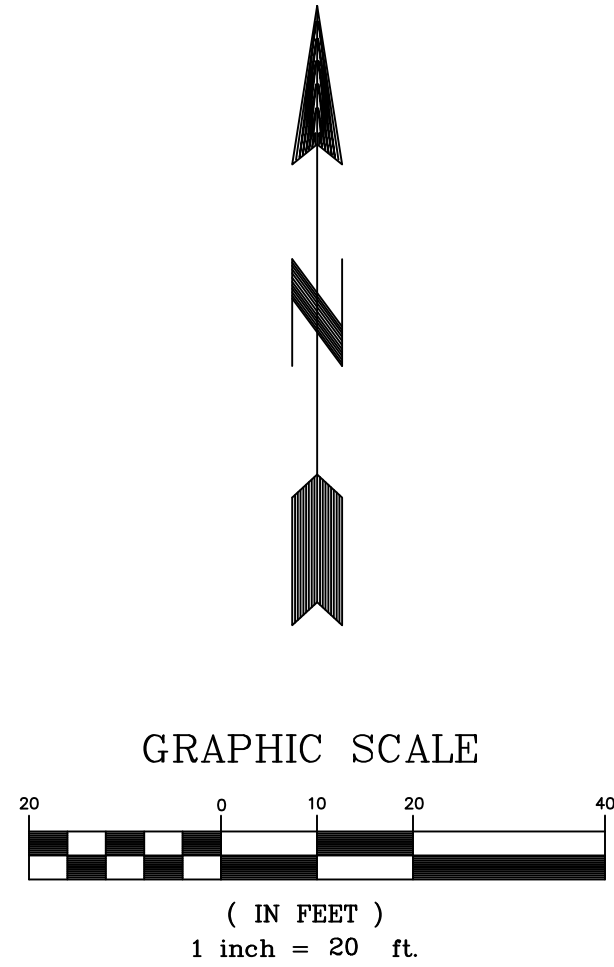
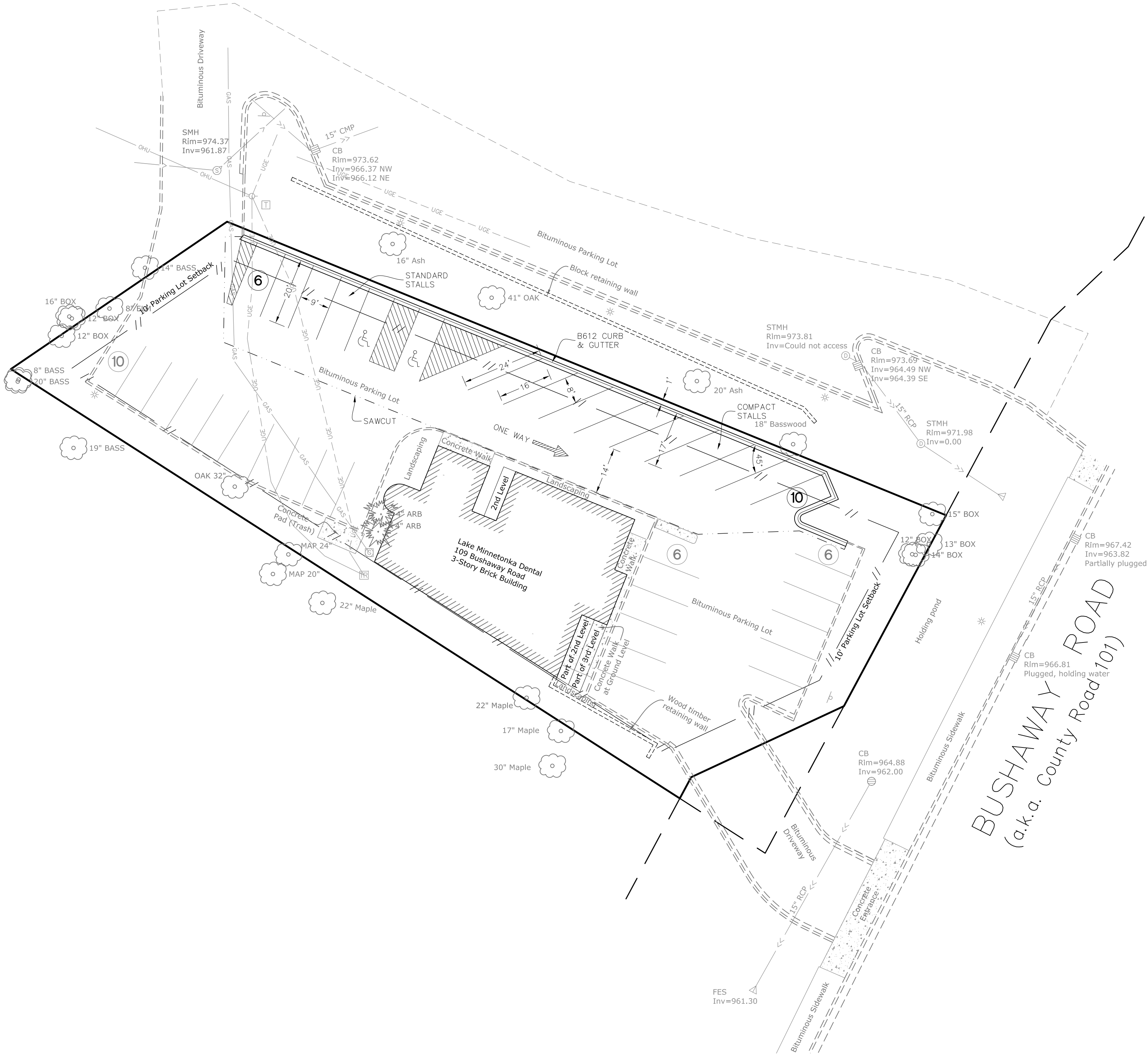
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	CITY REVIEW
6/22/26	CITY REVIEW
7/2/26	CITY REVIEW

EXISTING CONDITIONS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

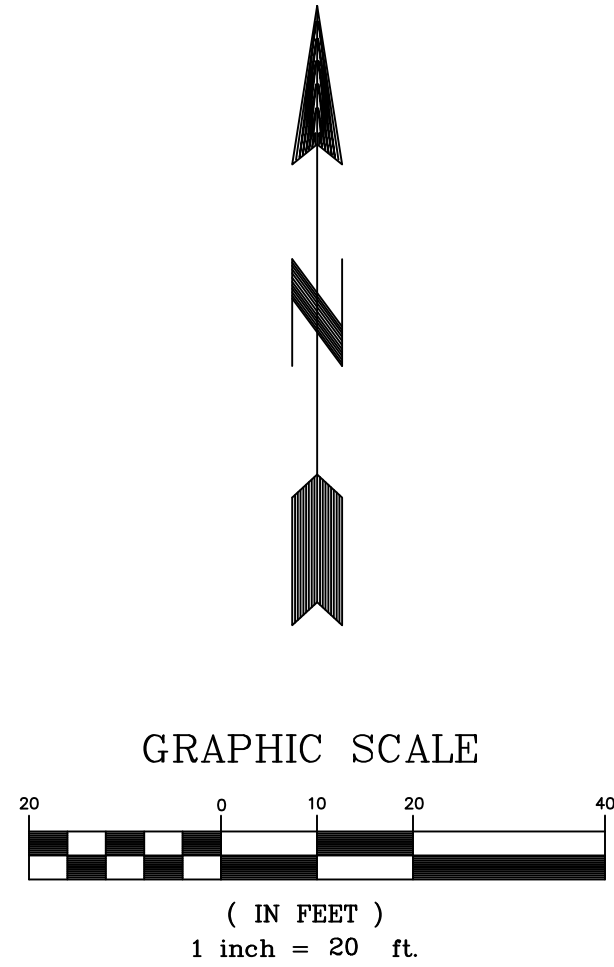
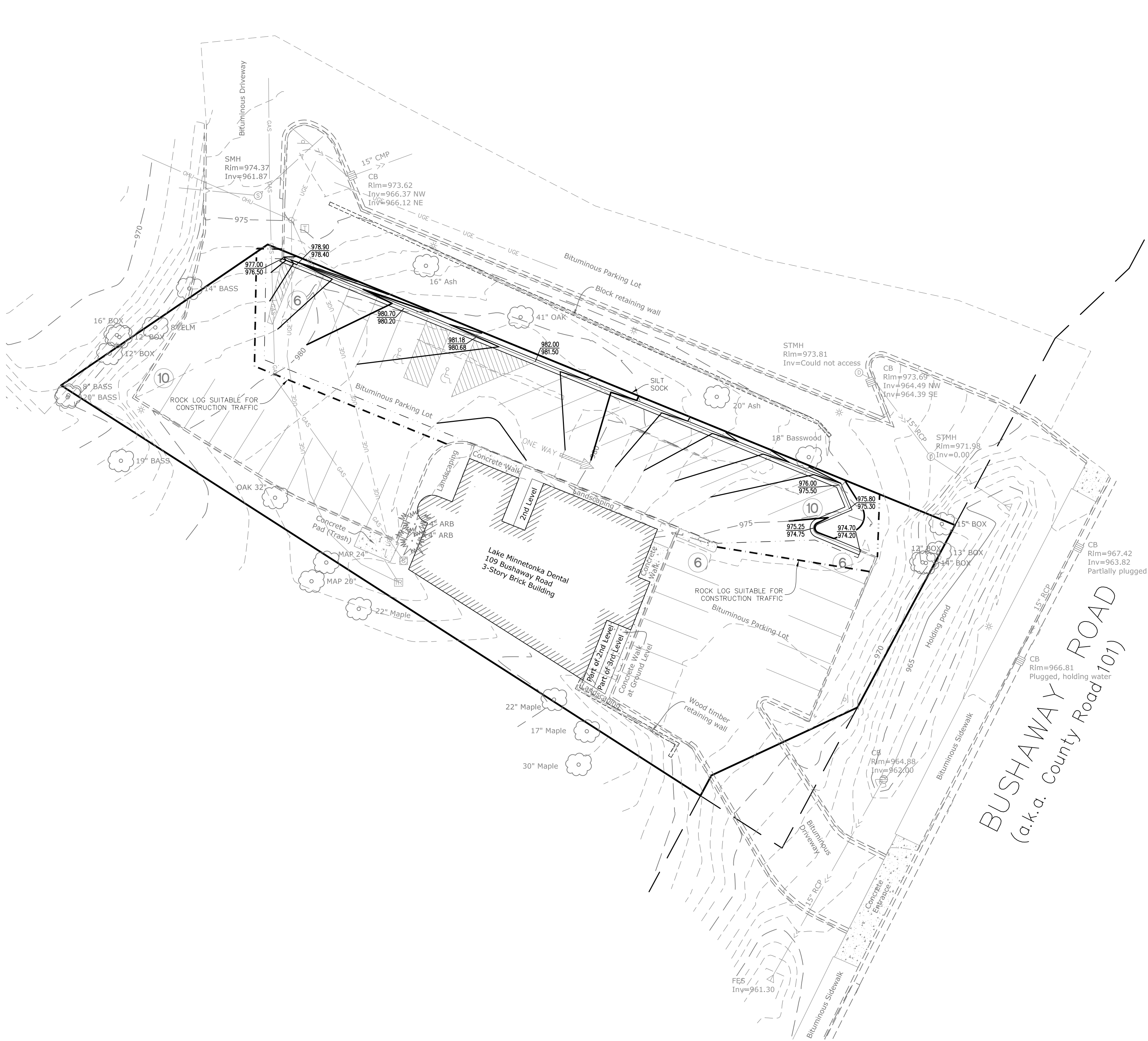
Wayne C.B. Stark
Date 7/2/26 Registration No. 26093



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- 4. TOTAL PARCEL AREA = 21,693 SF (0.50 AC)
BUILDING ROOF AREA = 2,981 SF
CONCRETE AREA = 431 SF
PROPOSED BITUMINOUS AREA = 12,634 SF
PROPOSED IMPERVIOUS AREA = 16,046 SF (74.0%)
- 5. PROPOSED PARKING STALLS = 38 EACH
(INCLUDES 10 COMPACT STALLS & 2 ACCESSIBLE STALLS)

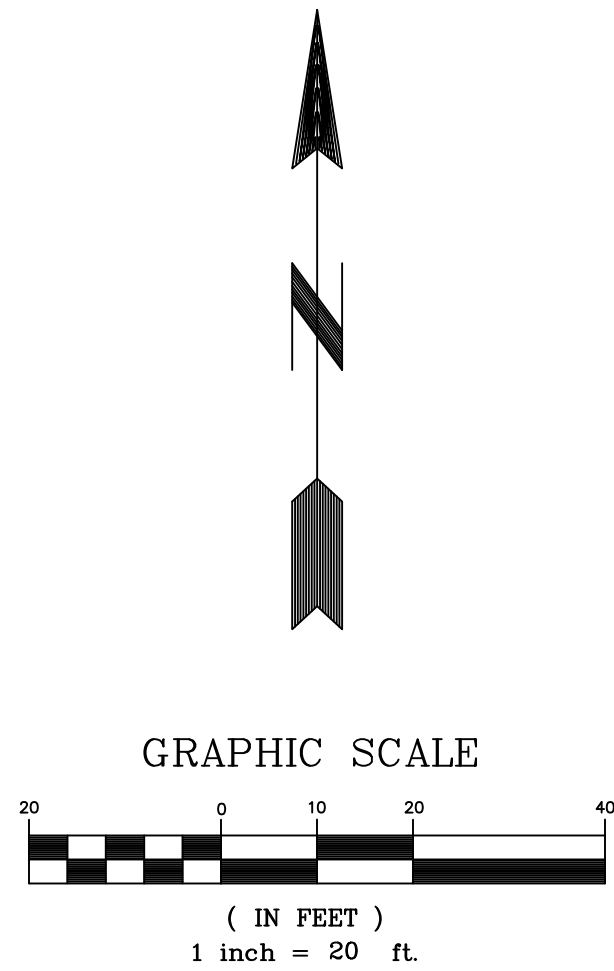
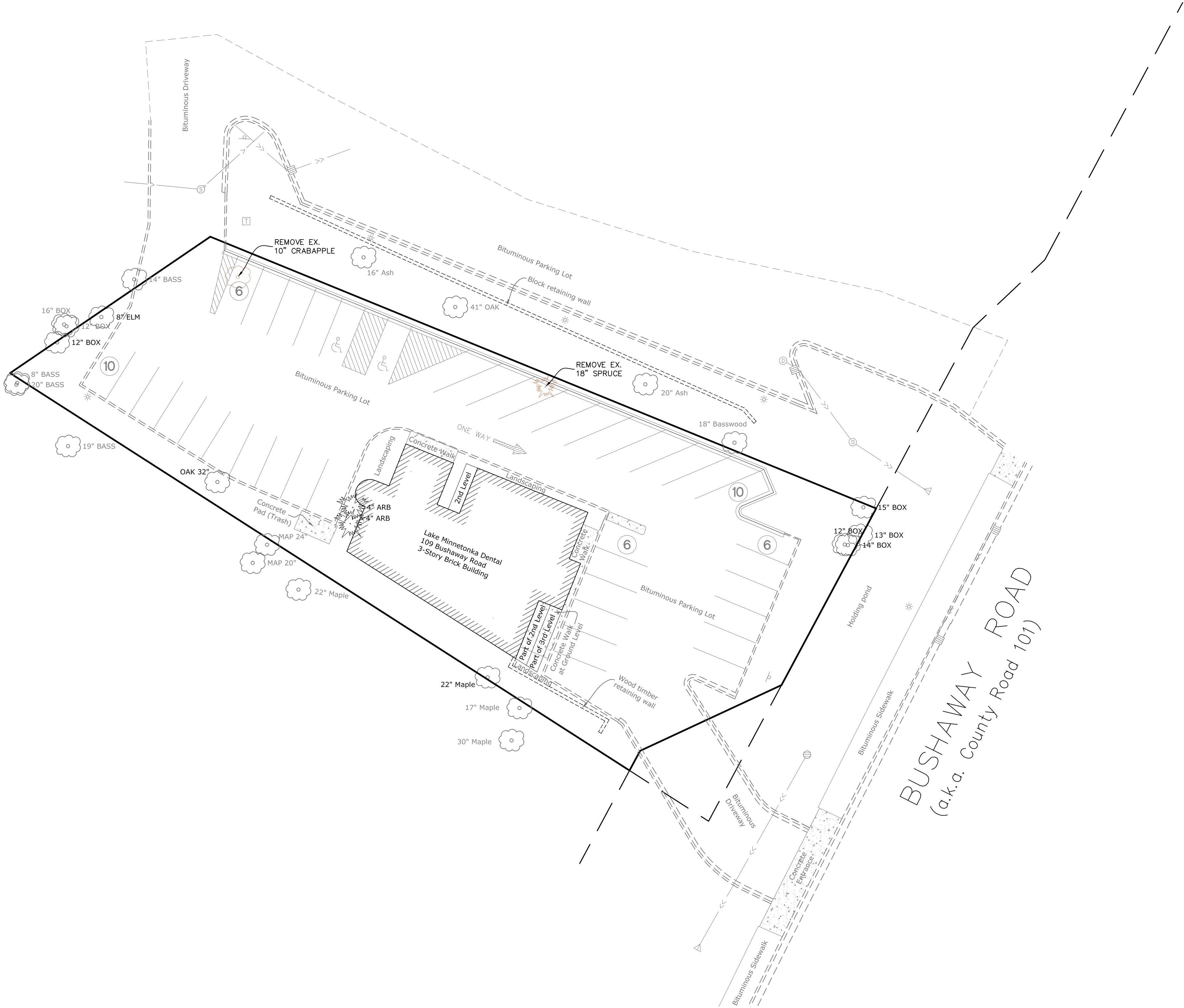
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3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WAYZATA AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. THE FOLLOWING SEQUENCE AND PROTOCOLS SHALL BE FOLLOWED FOR EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS:
 - A. INSTALL PERIMETER CONTROLS (SILT SOCK & ROCK LOG) AS SHOWN ON THE PLANS PRIOR TO START OF WORK.
 - B. NO CONCRETE WASHOUTS ARE ALLOWED ON THE PROJECT SITE. SOIL STOCKPILES SHALL HAVE PERIMETER CONTROL AND HAVE TEMPORARY SEED AND MULCH.
 - C. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH 1/2" OR MORE RAIN EVENT. CLEAN OR MAINTAIN THESE DEVICES AS NEEDED TO BE EFFECTIVE. REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
 - D. REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN IT OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT.
 - E. PERFORM SITE GRADING, EXCAVATION AND EMBANKMENT. SEED AND MULCH ALL DISTURBED AREAS OUTSIDE OF PROPOSED BUILDING AND PAVEMENT AREAS WITHIN 72 HOURS OF THIS WORK.
 - F. INSTALL CONCRETE CURB AND BITUMINOUS SECTION. FINE GRADE SITE AND RESTORE GREEN AREAS WITH PERMANENT VEGETATION OF SEED, MULCH AND FERTILIZER PER PLANS.
 - G. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED WITH AT LEAST 70% COVERAGE.
5. THE PROJECT WILL NOT DISTURB MORE THAN ONE ACRE, THEREFORE A CONSTRUCTION STORMWATER PERMIT FROM THE MPCA IS NOT REQUIRED.

PRELIMINARY
NOT FOR CONSTRUCTION



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4. TOTAL # OF CALIPER INCHES ONSITE = 164
TOTAL # OF CALIPER INCHES TO BE REMOVED = 20
CALIPER INCHES REMOVED = 12.2%

PRELIMINARY
NOT FOR CONSTRUCTION

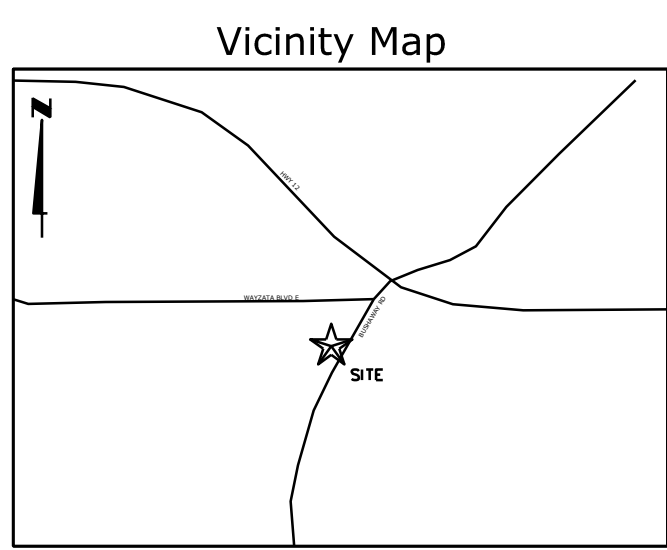
PARKING LOT EXPANSION
WAYZATA, MINNESOTA
for:
LAKE MINNETONKA DENTAL

REVISIONS	
7/2/26	CITY REVIEW

TREE PERSERVATION
PLAN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Wayne C.B. Stark
7/2/26 26093
Date Registration No.



All that part of Lots 2 and 3, Auditor's Subdivision Number One Hundred and Twelve (112), Hennepin County, Minnesota, described as follows: Beginning at the intersection of the Southeasterly line of said Lot 3 with a line 80 feet Southwesterly of said Lot 3, measured at a right angle to and parallel with the Northerly line of said Lot 3; thence Northwesterly along said parallel line and its extension, to the intersection with a line drawn Southwesterly from the Northwesterly corner of said Lot 3 to a point in the Northerly line of Lot 4 of said Auditor's Subdivision Number 112 therein distant 122 feet Northwesterly from the Southwesterly corner of said Lot 3, thence Southwesterly, along said line so drawn, a distance of 77.66 feet; thence Southeasterly, in a straight line, to a point in the Northwesterly line of said Lot 3 thereon distant 160 feet Southwesterly from the Northwesterly corner of said Lot 3; thence continuing Southeasterly, along the extension of the last described course, to its intersection with the Southeasterly line of said Lot 3; thence Northeasterly, along said Southeasterly line of Lot 3, to a point on beginning, except that part conveyed to the State of Minnesota by Warranty Deed dated November 18, 1968 filed December 18, 1968, as Document No. 3753101.

Hennepin County, Minnesota Abstract Property

1. All distances are in US survey feet.
2. Bearings are based on the Hennepin County Coordinate System.
3. The description of property surveyed is per a title commitment prepared by Commercial Partners Title, File No. 53308.
4. Site Address: 109 Bushaway Road, Wayzata, Minnesota 55391.
5. This survey was prepared for the purpose of showing the existing conditions over the subject property.
6. Elevations are based on Mn/DOT Geodetic Station Name: ROGER MN053 which has an elevation of 993.68 (NGVD29). Benchmark for the site is the top nut of hydrant south of the subject property and south of the driveway entrance on the east side of Bushaway Road which has an elevation of 967.07 feet.
7. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
8. The current Zoning for the subject property is C-3 (Service District) per the City of Wayzata Zoning Map dated 4-28-15.
9. The boundary shown hereon is from Rory Synstelien, PLS from HTPO survey dated August 16, 2017.

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

Dated this 15th day of June, 2026.


Daniel F. Corey

Daniel F. Corey
dcorey@houstoneng.com

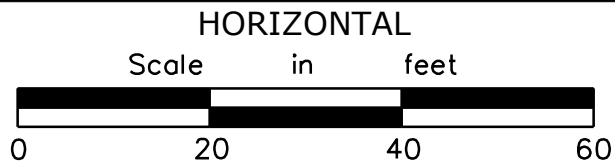
Linetype & Symbol Legend

	FIBER OPTIC		UTILITY MANHOLE		AIR CONDITIONER
	GASMAIN		SIGN		BOLLARD
	WATERMAIN		SANITARY MANHOLE		SOIL BORING
	SANITARY SEWER		STORM MANHOLE		CATCH BASIN
	STORM SEWER		TELEPHONE BOX		CB BEEHIVE
	OVERHEAD UTILITIES		TELEPHONE MANHOLE		CLEAN OUT
	TELEPHONE LINE		ELECTRIC TRANSFORMER		ELECTRIC BOX
	ELECTRIC LINE		TRAFFIC SIGNAL		ELECTRIC MANHOLE
	CABLE LINE		TRAFFIC LIGHT		FLAG POLE
	GUARDRAIL		CABLE TV BOX		FLARED END SECTION
	WOODEN FENCELINE		ELECTRICAL METER		GAS VALVE
	CHAINLINK FENCELINE		GAS METER		HANDICAP SYMBOL
	BARBED WIRE FENCE		WATER METER		HANDHOLE
	BLOCK RET WALL		FOUND IRON MONUMENT		HYDRANT
	WATER MANHOLE		POWER POLE		CAST IRON MONUMENT
	WATER VALVE				
	SET IRON MONUMENT				

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS



PROJECT NO. 13947-0001



EXISTING CONDITIONS SURVEY

LAKE MINNETONKA DENTAL
109 BUSHAWAY ROAD, WAYZATA, MN 55391

SHEET
1
OF
1



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 31, 2026	AGENDA ITEM: 7.a
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Haily Hedblom, Planner	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2026 City Calendar is attached. The next City Council meeting is scheduled for Tuesday, September 1st, 2026. The next Planning Commission meeting is scheduled for Monday, September 14th, 2026.

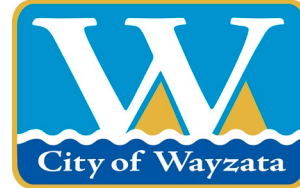
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. City Calendar 2026

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

HPB Mtg 1/21

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				

HPB Mtg 3/25

May 2026						
S	M	T	W	Th	F	S
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						

July 2026						
S	M	T	W	Th	F	S
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	

E&E Mtg 7/7 @ 5:30pm

September 2026						
S	M	T	W	Th	F	S
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			

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					

E&E Mtg 11/24

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

HRA Meeting 2/23

E&E & HPB Mtg 2/25

April 2026						
S	M	T	W	Th	F	S
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		

HPB Mtg 4/8

HPB Mtg 4/22 @ 2:30pm

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					

August 2026						
S	M	T	W	Th	F	S
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
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

December 2026						
S	M	T	W	Th	F	S
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 - April 7, 2026

Charter Commission - 9:00 AM

Lake Minnetonka
Conservation District (LMCD)

Heritage Preservation
Board (HPB) - TIME TBD

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
8/26/2026



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 31, 2026	AGENDA ITEM: 7.b
TITLE: Review of Development Activities	
PREPARED BY: Alex Sharpe, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None