

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
NOVEMBER 21, 2016**

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

Chair Iverson called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Young, Gruber, Iverson, Murray, and Gnos. Absent: Commissioners: Gonzalez and Flannigan. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

**AGENDA ITEM 2. Approval of Agenda**

Commissioner Gruber made a motion, Seconded by Commissioner Murray to approve the November 21, 2016 meeting agenda as presented. The motion carried unanimously.

**AGENDA ITEM 3. Approval of Minutes**

**a.) Approval of October 17, 2016 Planning Commission Minutes**

Commissioner Gruber made a motion, Seconded by Commissioner Murray to approve the October 17, 2016 Planning Commission Minutes as presented. The motion carried unanimously.

**b.) Approval of November 7, 2016 Planning Commission Minutes**

Commissioner Young made a motion, Seconded by Commissioner Gruber to approve the November 7, 2016 Planning Commission Minutes as presented. The motion carried unanimously.

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

**a.) Meyer Place on Ferndale – 105 Lake Street E**

**i. Rezoning, PUD Concept and General Plans, and Design Review**

Director of Planning and Building Thomson stated the applicant, Homestead Partners, and the property owner, Meyer Properties, have submitted a development application to redevelop the Meyer Brothers Dairy site at 105 Lake Street E. The development application includes requests to approve the Rezoning of the property from C-4A to PUD/Planned Unit Development, concurrent PUD Concept and General Plan of Development, and Design with deviations for building recession between first and second floor of the building, width of the sidewalk along Ferndale Rd, and a tan roof color. Mr. Thomson noted that the Planning Commission reviewed

1 the development application and held a public hearing at its meeting on November 7, 2016.  
2 After discussing the application, the Planning Commission directed staff to prepare a draft  
3 Planning Commission Report and Recommendation of approval of the development application  
4 for consideration at its next meeting. Since that time, the applicant has submitted revised plans  
5 for the project, which address the comments and questions raised by the Planning Commission at  
6 the last meeting. Mr. Thomson reviewed the changes including additional glass added to the  
7 first-floor elevation along Lake Street, the decrease in the amount of cement fiberboard on the  
8 exterior elevations, the increase in the amount of wood on the exterior elevations, additional  
9 information regarding the second-floor setback along Lake Street, and the addition of windows  
10 to the rear elevation.

11  
12 Applicant's representative Mr. Tim Whitten, Whitten Associates, 4159 Heatherton Place,  
13 Minnetonka, stated the design revisions have eliminated three of the requested design deviations  
14 previously reviewed by the Planning Commission, and added additional windows per Chair  
15 Iverson's request. Commissioner Gonzalez had requested they look at the second level setback,  
16 and Mr. Whitten stated they are within 2% of the standard and will continue to work on meeting  
17 this standard before they meet with the City Council.

18  
19 Commissioner Young stated he supported the application and appreciated that the number of  
20 Design deviations had been reduced.

21  
22 Commissioner Gruber stated she does not support this project because it is too massive for this  
23 area, and the City does not need more \$1 million condos, particularly on Lake Street. She would  
24 like the City to do a better job of balancing this kind of development with the need for lower cost  
25 residences.

26  
27 Commissioner Gnos stated he continues to support the application, and the site needs to be  
28 developed.

29  
30 Chair Iverson stated she appreciates the work that has gone into the project, but she is not in  
31 support of this application. There is no retail in this location, and Ms. Iverson feels the City may  
32 be short sighted by not having retail on this end of Lake Street. She stated she would like to see  
33 single-family home entrances, so that the building appears less massive and more lake-like.

34  
35 Commissioner Murray stated he does not believe this is the right thing for this location.

36  
37 Commissioner Young made a motion, Seconded by Commissioner Gnos to approve the Planning  
38 Commission Report and Recommendation, as presented, recommending approval of the PUD  
39 Rezoning, Concurrent PUD Concept and General Plan of Development, and Project Design for a  
40 new three story residential development at 105 Lake Street East. The motion failed 2-ayes, 3  
41 Nays (Gruber, Iverson, Murray).

42  
43 Commissioner Gruber made a motion to direct staff to prepare a Planning Commission Report  
44 and Recommendation recommending denial of the application for the PUD Rezoning,  
45 Concurrent PUD Concept and General Plan of Development, and Project Design for a new three  
46 story residential development at 105 Lake Street East.

1  
2 In response to discussion on Commissioner Gruber's motion, City Attorney Schelzel stated the  
3 Commission needs to move a recommendation forward to the City Council as outlined in the  
4 Zoning Ordinance.

5  
6 Mr. Thomson stated the Commission could also table this item until all of the Commission is  
7 present.

8  
9 Chair Iverson clarified that the City Council would be made aware that the application was set to  
10 be approved based on the previous action of a full Commission, and because there are two  
11 members absent this evening, the application does not have the same support.

12  
13 Commissioner Gruber withdrew the motion.

14  
15 Commissioner Gruber made a motion to table action on the Planning Commission Report and  
16 Recommendation, recommending approval of the PUD Rezoning, Concurrent PUD Concept and  
17 General Plan of Development, and Project Design for new three story residential development at  
18 105 Lake Street East, until the next meeting of the Commission.

19  
20 Mr. Tom Bakritges, Homestead Partners, 525 15<sup>th</sup> Avenue South, Hopkins, asked if the  
21 application would be on the City Council December 20 meeting.

22  
23 Mr. Thomson stated the next Planning Commission meeting was December 5, and the  
24 application could be on the December 20 City Council meeting agenda.

25  
26 Mr. Bakritges stated this would meet their deadline.

27  
28 Commissioner Gnos seconded the motion to table the vote for the Report and Recommendation  
29 until December 5, 2016. The motion carried unanimously.

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31  
32 **AGENDA ITEM 5. New Business Items:**

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34 **a.) Urness Residence – 1443 Westwood La S**

35 **i. Review of House Plans**

36  
37 Director of Planning and Building Thomson stated the applicant, Hendel Homes, has submitted  
38 building plans for construction of a new home at 1443 Westwood La S. The property is part of  
39 the MacMillan Place subdivision that was approved by the City Council in April 2015 pursuant  
40 to City Council Resolution No. 17-2015. The subdivision includes two (2) single-family  
41 residential lots with a shared driveway from Westwood Lane. The applicant has submitted the  
42 house plans for review and approval by the Planning Commission and City Council as required  
43 by Resolution No. 17-2015. Staff had also received additional information from the applicant  
44 regarding the lot coverage (3.8%) and impervious surface (13.8%), and these do meet the City's  
45 requirements. He reviewed the house plans, driveway access, and tree preservation.

1 Mr. Rick Hendel, Hendel Homes, 15250 Wayzata Blvd, Wayzata, stated there are potential  
2 issues with the lot to the south, and because of this they are requesting the change in the  
3 driveway configuration in the plans. They do not want to bring the driveway all the way to that  
4 lot then find out that it is not buildable. They are looking at upgrading the rooftop of the home to  
5 slate.

6  
7 Chair Iverson opened a public hearing at 7:32 p.m.

8  
9 Mr. Thomson clarified that an official public hearing is not required, but the Commission could  
10 take public comment.

11  
12 There being no one wishing to speak, Chair Iverson closed the public hearing at 7:33 p.m.

13  
14 Commissioner Young made a motion, Seconded by Commissioner Gruber to recommend  
15 approval of the preliminary house plans for 143 Westwood La S, based on the finding that the  
16 design meets the standards of City Code Section 805.14.E.8 and satisfies the condition of  
17 Resolution No. 17-2015. The motion carried unanimously.

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19  
20 **AGENDA ITEM 6. Other Items:**

21  
22 **a.) Review of Development Activities**

23  
24 Director of Planning and Building Thomson stated the Planning Commission held a workshop  
25 early this evening to discuss a 2017 work plan, and this will be brought to the Commission for  
26 review at a future meeting. The next meeting would also include a vote to adopt a Report and  
27 Recommendation for the Meyer Place on Ferndale project. The December 19 agenda will likely  
28 include an application from the Blue Water Theatre Group to occupy the current location of the  
29 Unitarian Church. Light up the Lake is on Friday. The City Council is conducting interviews  
30 for openings in all Boards and Commissions. Mr. Thomson noted that at the last City Council  
31 meeting, the Council had discussed the financing for the Parking Ramp. Financing will be done  
32 through a combination of cash the City has identified in its budget, and issuing GO Tax  
33 Increment Bonds, using excess TIF revenues from the Bay Center project to pay off the bonds  
34 over time. The Council also discussed the parking mitigation plan during the construction  
35 period, and they adopted the fee in lieu of parking for use of the parking ramp. The City Council  
36 also reviewed the Holdridge project and they tabled it for further information on grading.

37  
38 **b.) Next Meeting is December 5, 2016**

39  
40 Commissioner Young stated he would be traveling on December 5, and expressed concerns that  
41 he would not be at the meeting to continue to support and vote on the Meyer Place on Ferndale  
42 Project. He would like to ensure that the City Council is aware of this.

43  
44 City Attorney Schelzel stated that Commissioners had to be present at the meetings to participate  
45 in discussions, and vote to adopt reports and recommendations. He suggested the Commission  
46 could consider changing the procedure, so that Reports the Commission has directed staff to

1 prepare be part of a consent agenda, since the recommendation on project was already voted on  
2 by the Commission.  
3

4 Mr. Thomson stated another option would be for staff to prepare a draft Report and  
5 Recommendation when the application is reviewed and first brought to the Commission. This  
6 would give the Commission the opportunity to move items forward rather than having to bring  
7 them back to take an action on an application that was already voted on by the Commission.  
8

9 Commissioner Gruber stated she would not support the Meyer Place project even if it was on a  
10 consent agenda. The City needs to think about what should occur in this area.  
11

12  
13 **AGENDA ITEM 7. Adjournment.**  
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15 Commissioner Gruber made a motion, seconded by Commissioner Murray, to adjourn the  
16 meeting of the Planning Commission. The motion carried unanimously.  
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18 The Planning Commission meeting was adjourned at 8:00 p.m.  
19

20 Respectfully submitted,  
21

22 Tina Borg  
23 *TimeSaver Off Site Secretarial, Inc.*