

1 **WAYZATA PLANNING COMMISSION**
2 **MEETING MINUTES**
3 **FEBRUARY 22, 2016**
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6 **AGENDA ITEM 1. Call to Order and Roll Call**
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8 Vice Chair Gruber called the meeting to order at 7:00 p.m.
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10 Present at roll call were Commissioners: Gruber, Gnos, Murray and Flannigan. Absent and
11 excused: Commissioners Gonzalez, Iverson, and Young. Director of Planning and Building Jeff
12 Thomson and City Attorney David Schelzel were also present.
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14 **a.) Approval of the January 4, 2016 Planning Commission Minutes**
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16 Commissioner Gnos made a motion, Seconded by Commissioner Murray, to approve the January
17 4, 2016 meeting minutes as presented. The motion carried unanimously.
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19 **b.) Approval of the January 25, 2016 Planning Commission Minutes**
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21 Commissioner Murray made a motion, Seconded by Commissioner Gnos, to approve the January
22 25, 2016 meeting minutes as presented. The motion carried unanimously.
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25 **AGENDA ITEM 2. Regular Agenda Public Hearing Items:**
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27 None.
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30 **AGENDA ITEM 3. Regular Agenda Old Business Items:**
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32 **a.) Huntington Heights – 173 Huntington Avenue S**

33 i. **Concurrent Preliminary and Final Plat**
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35 Director of Planning and Building Thomson reviewed the application and the Draft Report and
36 Recommendation for approval of the subdivision at 173 Huntington Avenue S., including
37 conditions, as requested by the Planning Commission at its February 1, 2016 meeting. He also
38 reviewed the Landscape Plan submitted by the Applicant that had been requested by the
39 Commission.
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41 Commissioner Flannigan asked if the Planning Commission could have the applicant clean up
42 the area that “juts out” along the north property line of Lot 1 with a lot line adjustment.
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44 City Attorney Schelzel stated the Commission could request this but it would require the
45 cooperation of the property owner to the north, and staff did not see this as a concern from a
46 platting perspective. Thus, he would not recommend making that a condition of approval.

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2 Commissioner Flannigan stated he would like to see this boundary cleaned up as part of this
3 project.

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5 Mr. Thomson stated the applicant and neighbor would have to jointly apply for a minor
6 subdivision approval. This would be a lot line adjustment that could be reviewed and approved
7 by the City administratively.

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9 Commissioner Flannigan asked for clarification on the easement that is included in the
10 conditions of approval. Mr. Thomson stated the property line of the subject property is currently
11 in the existing public alley on the west side of the property. Condition D of the draft Report and
12 Recommendation would require the owner of Lot 2 to dedicate a public right-of-way easement to
13 the City prior to the City releasing the final plat for recording at Hennepin County.

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15 Commissioner Murray made a motion, Seconded by Commissioner Flannigan, to adopt the
16 Planning Commission Report and Recommendation for approval of the Concurrent Preliminary
17 and Final Plat for subdivision at 173 Huntington Ave S., with conditins, as presented. The
18 motion carried unanimously.

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21 **AGENDA ITEM 4. Other Items:**

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23 **a.) Review of Development Activities**

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25 Mr. Thomson stated the City Council had established a Steering Committee for the Mill Street
26 Ramp project. They will be meeting with the Council to review their pre-design
27 recommendation. There will be a public open house on March 16. He stated the Lake Effect
28 design team will be having a public meeting on February 23 to present the draft schematic design
29 for the Lake Effect project. He stated the March 7 Planning Commission meeting would need to
30 be rescheduled to March 10. He will follow up to see if this date will work for a quorum of
31 Commissioners.

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33 **b.) Other Items**

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35 Vice Chair Gruber provided an update on the City Council February 16 meeting, including the
36 4th Quarter Financial Report, and the establishment of a Selection Committee to provide a plan
37 for public art on Lake Street.

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40 **AGENDA ITEM 4. Adjournment.**

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42 Commissioner Flannigan made a motion, seconded by Commissioner Murray, to adjourn the
43 meeting. The motion passed unanimously.

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45 The meeting was adjourned at 7:23 p.m.

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- 1 Respectfully submitted,
- 2 Tina Borg, *TimeSaver Off Site Secretarial, Inc.*