

1 Commissioner Gonzalez asked how the materials proposed compared to the materials of the
2 home that is already built in this area.

3
4 Mr. Francine stated these materials are comparable and this had been considered when
5 determining the materials to use.

6
7 Commissioner Gonzalez asked how the height of the proposed home compared to the existing
8 home.

9
10 Mr. Francine stated it would be slightly shorter or the same as the existing home.

11
12 Chair Iverson asked if there were landscaping plans.

13
14 Mr. Francine stated he could forward the landscaping plans to the City, and it would include a
15 fully sodded lot with irrigation.

16
17 Chair Iverson stated this should be included when the application when presented to the City
18 Council.

19
20 Commissioner Gonzalez made a motion, seconded by Commissioner Gruber to recommend
21 approval of the preliminary house plans for 155 Wooddale Avenue, based on the findings that
22 the house meets the standards of City Code Section 805.14.E.8 and 805.14.E.9, and satisfies the
23 condition of Resolution No. 05-2015, with the recommendation that landscape plans and
24 building material samples be included for review by the City Council. The motion carried
25 unanimously.

26
27
28 **AGENDA ITEM 4. Public Hearing Items:**

29
30 **a.) Bayside Residence – 320 and 346 Ferndale Rd S**

31 **i. Preliminary and Final Plat subdivision**

32
33 Mr. Thomson stated the applicant, Peterssen/Keller Architecture, and the property owner, Abbey
34 Road Realty, have submitted a development application to combine the two (2) existing parcels
35 at 320 and 346 Ferndale Road into a single lot of record. The existing houses on both of the lots
36 would be demolished, and one (1) new single-family home would be constructed on the
37 combined lot. He reviewed the application requests, the adjacent land uses, the lot requirements
38 and surrounding lot sizes, sanitary sewer relocation, and the proposed house including the
39 shoreland setback, impervious surface, and building height. He also reviewed the applicable
40 code provisions for the Commission to review. City Engineer Mike Kelly has reviewed the
41 application and is working with the applicant on the details of relocating the sanitary sewer line.

42
43 Commissioner Gonzalez stated several trees on the property had red ribbons. She asked if these
44 would be the trees that would be removed.

45

1 Applicant's representative, Mr. Collin Oglesbay, Dwyer/Oglesbay, 227 Colfax Ave N,
2 Minneapolis, stated a site survey had been prepared. The property owner would like to maintain
3 as many of the existing trees as possible. The trees on the property will be treated prior to
4 construction to ensure healthy trees through the construction and then treated again after
5 construction. He explained that they had worked with the City Forester and marked all the trees
6 that would be removed. These trees are located in the driveway and/or footprint of the proposed
7 home. Those that are marked with "x" are invasive and/or non-native species they are trying to
8 get rid of so they can be replaced with native trees. Trees marked in green are going to be
9 relocated on the property. They are planning to replace 107 trees on the property.

10
11 Commissioner Gonzalez asked if there would be a large amount of fill brought to the site
12 because of the topography.

13
14 Mr. Oglesbay stated they are planning for an average of 1 foot of fill for the entire site. They
15 are working to maintain the existing topography on the site.

16
17 Applicant's representative, Kristine Anderson, Peterssen/Keller Architecture, 2919 James
18 Avenue South, Minneapolis, stated the intent of the low profile of the home design is to create a
19 home that fits into the landscape, and make it feel like a smaller home while still fitting into the
20 neighborhood along the lake side.

21
22 Commissioner Gonzalez asked what type of building materials would be used.

23
24 Ms. Anderson stated for the exterior they are looking at lasting materials such as Vetter
25 limestone, bronze material, blue stone, and steel and bronze windows.

26
27 Mr. Kevin Gardner, Pierce Pini & Associates, 9298 Central Ave. NE, Blaine, stated most of the
28 grading on the property would occur right around the structure and pool. There is a prairie area
29 that will be restored near the lake. There will not be mass grading by the lake front.

30
31 Commissioner Gonzalez stated the Code allows up to 20% impervious surface and the proposed
32 house and other structures will have 19.86% impervious surface. She stated she likes the plan
33 for treating storm water runoff. She recommended they keep watch to ensure they stay within
34 the Code's maximum impervious surface amount of 20% because the plans are very close to the
35 maximum.

36
37 Mr. Gardner stated the detached garage and a portion of the primary structure have green roofs
38 and these will add to the treatment of water runoff.

39
40 Commissioner Flannigan asked how the project and design would fit in architecturally with
41 surrounding properties.

42
43 Ms. Anderson stated there are other contemporary style homes along Ferndale. Her firm is
44 currently working on designing a rustic contemporary home along Ferndale. Having a mix of
45 modern homes, traditional homes, and contemporary homes along the same road enhances the
46 area.

1
2 Chair Iverson opened the public hearing at 7:36 p.m.

3
4 There being no one wishing to address the Planning Commission on the application, Chair
5 Iverson closed the public hearing at 7:37 p.m.

6
7 Commissioner Flannigan asked if the moving of the sanitary sewer line would need to be
8 included as a condition of approval.

9
10 Mr. Thomson stated the rerouting of the sanitary sewer line does not require a formal
11 recommendation from the Planning Commission, but Staff could bring back the final plans as
12 approved by the City Engineer.

13
14 Based on the comments of the Commissioners, City Attorney Schelzel suggested the
15 Commission consider directing staff to come back with a draft report and recommendation for
16 approval, and direct staff would to follow-up with the City Engineer on the sanitary sewer line,
17 and ensure the final legal documentation reflects the necessary easement.

18
19 Commissioner Gonzalez made a motion, seconded by Commissioner Gruber to direct staff to
20 prepare a Planning Commission Report and Recommendation, with appropriate findings,
21 recommending approval of the preliminary and final plat subdivision for 320 and 346 Ferndale
22 Road S, for review and adoption at the next Planning Commission meeting. The motion carried
23 unanimously.

24
25
26 **AGENDA ITEM 5. Old Business Items:**

27
28 **a.) Holdridge Homes – 1407 and unaddressed parcel on Holdridge Terrace**

29 **i. Rezoning, Concurrent PUD Concept Plan and General Plan of**
30 **Development, Preliminary Plat**

31
32 Mr. Thomson stated the applicant and property owner, Lake West Development, LLC, had
33 submitted a development application requesting rezoning from R-2/Medium Density Single
34 Family Residential to PUD/Planned Unit Development, Concurrent PUD Concept Plan and
35 General Plan of Development approval, and preliminary plat review to subdivide the properties
36 at 1407 Holdridge Terrace and an unaddressed parcel on Holdridge Terrace for a six (6) lot
37 single family residential development. The Planning Commission reviewed the development
38 application and held a public hearing at its meeting on May 16, 2016. After discussing the
39 application, the Planning Commission directed staff to prepare a draft Planning Commission
40 Report and Recommendation recommending denial of the development application. He
41 reviewed the findings in the draft report that are based on the Commission's comments,
42 application materials and additional materials submitted by the applicant, staff reports, public
43 comment and information presented at the hearing, and the standards of the Wayzata Zoning and
44 Subdivision Ordinance.

45

1 Commissioner Gruber asked the Commission what type of project might be appropriate for
2 development of these properties.

3
4 Chair Iverson suggested that the density and impacts to the wetlands would have to be less, the
5 homes would have to be a smaller scale, and the homes would need to fit the particular lots.

6
7 Commissioner Flannigan stated residents had expressed concerns about noise pollution that
8 would be created by the removal of the trees on the property. He stated a plan that would result
9 in a lower number of trees removed, and reduce the density of the houses may be something that
10 would be more favorable to the neighboring residents and the City.

11
12 Commissioner Gonzalez stated she could not support the project as presented due to the density
13 of the project, and the impact to the wetlands. She explained additional reasons why she would
14 not support the project including the buildable area for four of the lots was too small, the setback
15 requirements for the frontage road were not met, the number of trees being removed was
16 significant, and the amount of fill brought to the site would greatly impact the remaining trees on
17 the property.

18
19 Commissioner Gonzalez made a motion, seconded by Commissioner Murray to adopt the
20 Planning Commission Report and Recommendation as presented, recommending denial of the
21 application for a Concurrent PUD Concept Plan and General Plan of Development for a six lot
22 single-family residential development, denial of Rezoning from R-2/Medium Density Single-
23 Family Residential District to PUD/Planned Unit Development District, and denial of
24 Preliminary Plat subdividing tow existing lots into six lots at 1407 and unaddressed parcel on
25 Holdridge Terrace. The motion carried unanimously.

26
27 **b.) Meyer Place on Ferndale – 105 Lake St E**

28 **i. Rezoning, Concurrent PUD Concept and General Plan of Development,**
29 **Design Review, Variance, and Shoreland Impact Plan/Conditional Use**
30 **Permit**

31
32 Mr. Thomson stated the applicant, Homestead Partners, and the property owner, Meyer
33 Properties had submitted a development application to redevelop the Meyer Brothers Dairy site
34 at 105 Lake Street E. The development application includes demolition of the existing vacant
35 commercial building and construction of a 3-story building with a rooftop penthouse for a roof
36 top terrace. The building includes 23 residential condominium units and 59 enclosed parking
37 spaces. The Planning Commission reviewed the development application and held a public
38 hearing at its meeting on May 2, 2016. After discussing the application, the Planning
39 Commission directed staff to prepare a draft Planning Commission Report and Recommendation,
40 recommending denial of the development application.

41
42 Commissioner Gruber made a motion, seconded by Commissioner Flannigan to adopt the
43 Planning Commission Report and Recommendation as presented, recommending denial of the
44 Concurrent PUD Concept Plan and General Plan of Development, denial of Rezoning from c-
45 4A/Limited Central Business District to PUD/Planned Unit Development District, denial of
46 Design Review, Denial of Height Variance from 35-feet to 35.4-feet, denial of Shoreland Impact

1 Plan/Conditional Use Permit to exceed maximum height of 35-feet in the Shoreland Overlay
 2 District, and denial of the Conditional Use Permit for a penthouse structure that is greater than 5-
 3 feet above the maximum building height for the property located at 105 Lake Street E. The
 4 motion carried unanimously.

5
 6 **c.) Beacon Five – 529 Indian Mound E**

7 **i. Rezoning, PUD Concept Plan, Height Variance, and Shoreland Impact**
 8 **Plan/CUP**
 9

10 Mr. Thomson stated the applicant, Ron Clark Construction, had submitted a development
 11 application to develop the property at 529 Indian Mound E. The project includes the
 12 construction of a 3-story mixed use building consisting of five residential condominiums, 600
 13 square feet of office space, and 11 underground parking spaces. The Planning Commission
 14 reviewed the development application and held a public hearing at its meeting on June 6, 2016.
 15 After discussing the application, the Planning Commission directed staff to prepare a draft
 16 Planning Commission Report and Recommendation, recommending approval of the
 17 development application. He stated the recommended conditions of approval would include that
 18 the Developer would have to come back for approval of the General Plans of Development
 19 within 6-months of City Council approval, including the Landscape Plan and Grading, Drainage
 20 and Erosion Control Plan, and all expenses of the City of Wayzata must be fully reimbursed by
 21 the applicant.

22
 23 Commissioner Flannigan abstained from voting and discussion on this application because of a
 24 conflict of interest.

25
 26 Commissioner Gonzalez stated she would not support this application because the request for a
 27 variance does not meet the Variance requirements, as the plight of the land owner is driven by
 28 economic reasons.

29
 30 Commissioner Murray made a motion, Seconded Gruber by Commissioner to adopt the Planning
 31 Commission Report and Recommendation as presented, recommending approval of the
 32 Rezoning from C-1 to PUD/Planned Unit Development, approval of PUD Concept Plan of
 33 Development, approval of the Height Variance from 35-feet to 38.9-feet, and approval of the
 34 Shoreland Impact Plan/Conditional Use Permit for the building height for 529 Indian Mound E.
 35 including the conditions. The motion carried 3-ayes, 1-abstain (Flannigan), 1 nay (Gonzalez).

36
 37
 38 **AGENDA ITEM 6. Other Items:**

39
 40 **a.) Review of Development Activities**
 41

42 Mr. Thomson stated the July 6 Commission agenda would include the Ferndale Road
 43 subdivision, a new subdivision of Gardner, and a subdivision on Bushaway Road. The Council
 44 will have a workshop on the Lake Effect on July 5, the Mill Street Ramp will be on the City
 45 Council July 5 agenda, along with the recent development applications the Planning Commission
 46 has reviewed and made recommendations on.

1
2 **b.) Other Items**
3

4 Commissioner Gonzalez stated the Chief of Police stated they had secured funding to put a
5 barrier on Highway 12 between Wayzata and Maple Plain. The Art Experience is June 25 and is
6 open to the public.
7

8 Commissioner Gruber summarized the actions at the June 14 City Council workshop and regular
9 meetings. The City Council discussed the Conservancy Partnership Agreement for the Lake
10 Effect, and will continue to work on this. At the regular City Council meeting, the City Council
11 discussed the projects at 426 Ferndale Road and 353 Park Street, and approved the variance
12 requests as recommended by the Planning Commission. The City Council also discussed the
13 potential for speed bumps in the east Wayzata neighborhoods.
14

15 Commissioner Flannigan asked that the Planning Commission minutes be submitted for the
16 Commission's approval in a more timely fashion. He also asked that the Chair address the
17 continued absence of certain Commissioners.
18

19 Chair Iverson stated she has had discussion with the City Mayor regarding this.
20

21 Commissioner Gonzalez asked when the City Council would be reviewing the Tree Ordinance.
22

23 Mr. Thomson stated the City Council had reviewed the Ordinance and recommended changes.
24 Staff has made these changes, and the Ordinance will be on the July 5 City Council agenda.
25
26

27 **AGENDA ITEM 8. Adjournment.**
28

29 Commissioner Gruber made a motion, seconded by Commissioner Flannigan to adjourn the
30 Planning Commission. The motion carried unanimously.
31

32 The Planning Commission meeting was adjourned at 8:15 p.m.
33

34 Respectfully submitted,
35

36 Tina Borg
37 *TimeSaver Off Site Secretarial, Inc.*