

1  
2  
3  
4  
5  
6  
7  
8  
9

**WAYZATA CITY COUNCIL  
MEETING MINUTES  
September 6, 2016**

10  
11  
12  
13

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

Mayor Willcox called the meeting to order at 7 p.m. Council Members present: McCarthy, Mullin, Anderson, and Tyacke. Also present: City Manager Dahl, City Attorney Schelzel, and Director of Planning and Building Thomson.

14  
15

**AGENDA ITEM 2. Approve Agenda.**

Mrs. McCarthy made a motion, seconded by Mr. Tyacke, to approve the agenda. The motion carried 5/0.

16  
17  
18  
19  
20  
21

**AGENDA ITEM 3. Public Forum – 15 Minutes (3 minutes per person).**

**a. Wayzata High School Football Presentation**

Mayor Willcox introduced Coach Brad Anderson with the Wayzata High School Football Team. Coach Anderson introduced the team captains: Justin Wolk, Bryson Wilkins, Keyshawn Aleksuk, and Joey Ocholik. The team captains reported on how they prepared for the upcoming season as well as how they have given back to the community.

The Council thanked the players for their work in the community.

22  
23  
24

**AGENDA ITEM 4. New Agenda Items.**

None.

25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**AGENDA ITEM 5. Consent Agenda.**

Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to approve the consent agenda:

- a. Approval of City Council Regular Meeting Minutes of August 16, 2016
- b. Approval of Check Register
- c. Municipal Licenses which received administrative approval (informational only)
- d. Approval of Municipal Licenses
- e. Accept Holly Evans' Resignation from the Parks and Trails Board
- f. Approval of Memorial Committee Appointments for Wayzata Police Sargent James Anderson's Memorial

The motion carried 5/0.

36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**AGENDA ITEM 6. New Business.**

**a. Consider Resolution No. 32-2016 Approving Broadway Place Development at 326 and 332 Broadway Avenue South, and Consider First Reading of Ordinance 760 Rezoning Broadway Place Development at 326 and 332 Broadway Avenue South**

Director of Building and Planning Thomson reported this application was reviewed at the last Council meeting and was tabled until this meeting. The revised plans provided by the applicant include:

- 1) The portion of the third story at the corner of the building has been removed.
- 2) Changes to the articulation of the first and second floors include:
  - a) Second story is stepped back from the first story for 50% of the building length.
  - b) Step-back between first and second floor remains 3 feet.
- 3) Updated building elevations increasing the amount of brick and cast stone and reducing amount of metal paneling.

Mr. Thomson reported the applicant has stated they are agreeable to work with the City on sidewalk improvements, lighting, landscaping, and wayfinding signage along the south side of Mill Street. It is also included as a condition of approval.

1 Mr. Thomson reported the application requests are as follows:

- 2 1. Rezoning from C-4B to PUD
- 3 2. Concurrent PUD Concept and General Plans of Development Review
- 4 3. Design Review with deviations
- 5 4. Variance from the maximum building height requirement
- 6 5. Shoreland Impact/CUP for building height in the Shoreland District
- 7 6. Shoreland Impact/CUP for impervious surface coverage
- 8 7. Preliminary and Final Plat Subdivision to combine the lots

9 Mr. David Shea, 10 South Eighth Street, Minneapolis, stated they are excited about the  
10 project and it will add to the vibrancy of the street.

11 Mrs. Anderson inquired about the space between the new and old building. Mr. Shea stated  
12 there is an exit corridor coming out of the 701 building.

13 Mrs. McCarthy inquired if staff will work with the applicant on the lighting requirements  
14 in the existing and new access areas. Mr. Shea commented the façades will be consistent with Mill  
15 Street and Broadway and it will be lit properly for safety purposes. In the area of the 701 building  
16 and Lake Street connection, they are supportive of making that area properly lit with appropriate  
17 signage.

18 Mr. Mullin pointed out the Mr. Shea is an advisor with the old Blue Point Restaurant  
19 redevelopment as well.

20 Mr. Tyacke referred to the height variance request from 35 feet to 38 feet and inquired if  
21 the parapet wall was functional or just a cosmetic element. Mr. Shea stated the height of it is  
22 functional in stormwater management with the building.

23 Mr. Willcox stated the height of the roof is also to screen the rooftop mechanicals and  
24 asked what other options are available for the mechanicals. Mr. Shea stated there are very few  
25 options since it needs the free air going in and out of them. They are low profile units and below  
26 the height of the top of the parapet.

27 Mr. Thomson stated there are some buildings on Lake Street that have mechanicals located  
28 in the building or on the ground, but they are residential and have smaller units.

29 Mr. Willcox expressed concern with allowing rooftop mechanicals since it has been rigidly  
30 enforced and is not allowed. Mr. Thomson explained the design standards are driven by the adverse  
31 effects that rooftop mechanicals can have by surrounding properties. These mechanicals would be  
32 visible from above, but not directly in the line of sight of other buildings and screened by the  
33 parapet.

34 Mrs. Anderson inquired if there is a condition related to the parking component. Mr.  
35 Thomson advised it is included on page 131, Section 4.1(B). It states the City will not issue a  
36 building permit until there is an agreement between the City and the property owner for providing  
37 parking stalls within the Mill Street parking lot or future parking ramp.

38 Mr. Tyacke stated it is an excellent development and he supports this project moving  
39 forward. The applicant has done a good job addressing the concerns raised by the Council at the  
40 last meeting. The mechanicals have been hidden from views and the height of the building fits well  
41 with the surrounding buildings.

42 Mrs. Anderson commented she is in favor of the application. The height variance is  
43 reasonable and the floor articulation between the first and second floor allows for variation for how  
44 it looks from the street. The materials used support a great design and the mixed materials work  
45 well together.

46 Mr. Mullin stated he was supportive of the application at the last meeting and agrees with  
47 everything that has been said. The revised plan shows the applicant has listened to the Council's  
48 concerns and he has no concerns with the parapet walls. He especially likes the proposed  
49 improvements to the streetscape with Broadway and Mill Street, which include preserving some  
50 trees and an existing memorial.

1 Mrs. McCarthy thanked the applicant for listening and stated the designs reflect their  
2 willingness to work with the Council. She appreciates their sensitivity to the general area, the  
3 existing businesses, and the neighborhood to the north, and she supports the application.

4 Mr. Willcox stated he is pleased with the changes and supports the application for reasons  
5 stated by the other members of Council. The rooftop mechanical is acceptable because it is not  
6 visible and the height variance is justified in this case.

7 City Attorney Schelzel referred to page 131 and requested an amendment to the language  
8 in the Resolution be added to Section 4.1 toward the end of the paragraph. It should state  
9 "...Subdivision to combine the existing two lots into a single lot, as set forth in the application, as  
10 revised and presented on the date hereof is hereby approved, subject to the following conditions  
11 and restrictions..."

12 Mr. Tyacke made a motion, seconded by Mrs. Anderson, to adopt Resolution No. 32-2016,  
13 as amended, approving PUD Concept and General Plans, PUD Rezoning, Project Design, Height  
14 Variance, Shoreland Height and Impervious Surface CUPs, and Preliminary and Final Plat at 326  
15 ad 332 Broadway Avenue South as amended. The motion carried 5/0.

16 Mrs. Anderson made a motion, seconded by Mrs. McCarthy, to approve the first reading  
17 of Ordinance No. 760 Amending the Official Zoning Map of the City to Rezone Property at 326  
18 and 332 Broadway Avenue South to PUD Planned Unit Development. The motion carried 5/0.

19  
20 **AGENDA ITEM 7. City Manager's Report and Discussion Items.**

21 **a. Fire Department Pancake Breakfast**

22 City Manager Dahl announced the Pancake Breakfast will be on Sunday, September 18, from 8:00  
23 a.m. to 12:00 p.m. Tickets can be purchased at City Hall and Martins.

24  
25 **b. James J. Hill Days**

26 City Manager Dahl advised that the City's Parks and Trails Board will be celebrating Post Office  
27 Pocket Park on Saturday, September 10, at 1:30 p.m. The City booths throughout the weekend  
28 include Heritage Preservation Board, Parks and Trails, the Volunteer Committee and Lake Effect.  
29 More information is available at [jamesjhilldays.com](http://jamesjhilldays.com).

30  
31 **c. Council Reports/Updates**

32 Mr. Willcox announced the annual Pull-It event will be in mid-October and people can contact Pat  
33 Broyles or City Hall for more information.

34 Mr. Willcox stated people reported they felt the earthquake in Wayzata around 7:15 a.m.  
35 on Saturday morning and the City does have an emergency plan in the event of an earthquake.

36 Mr. Willcox advised the Council met in Workshop prior to the meeting and discussed the  
37 status of the Communications Board, General Fund budget and Parking Ramp financing, and the  
38 Tree Ordinance

39  
40 City Manager Dahl announced a portion of Bushaway Road should be opened before the next  
41 meeting. The causeway is scheduled to be opened on September 16.

42  
43 Mr. Mullin asked if the Council will be on a firetruck in the parade and announced there will be a  
44 Tri-faith Service of Remembrance and Hope of 9/11 at Wayzata Community Church at 10:45 a.m.

45  
46 **AGENDA ITEM 8. Public Forum Continued (as necessary).**

47 There were no comments.

48  
49 **AGENDA ITEM 9. Adjournment.**

50 Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adjourn. There being no further  
51 business, Mayor Willcox adjourned the meeting at 7:59 p.m.

1

2 Respectfully submitted,

3

4 *Becky Malone 09-20-2016*

5

6 Becky Malone

7 Deputy City Clerk

8

9 Drafted by Shannon Schmidt

10 *TimeSaver Off Site Secretarial, Inc.*