

1 **WAYZATA PLANNING COMMISSION**
2 **MEETING MINUTES**
3 **FEBRUARY 5, 2018**

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

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

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10 Present at roll call were Commissioners: Buchanan, Young, Douglas, Iverson, Plantan,
11 Flannigan, and Murray. Absent: None. City Planning Consultant Eric Zweber with WSB &
12 Associates, Inc., and City Attorney David Schelzel were also present.

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15 **AGENDA ITEM 2. Approval of Agenda**

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17 Chair Buchanan asked for a motion to approve the agenda for the meeting.

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19 Commissioner Douglas made a motion, Seconded by Commissioner Flannigan, to approve the
20 February 5, 2018 meeting agenda as presented. The motion carried unanimously.

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23 **AGENDA ITEM 3. Consent Agenda**

- 24
25 **a.) Approval of January 9, 2018 Meeting Minutes**
26 **b.) Adoption of Report and Recommendation for Approval of Conditional Use**
27 **Permit for Verizon Wireless at 1000 Superior Blvd**
28 **c.) Adoption of Report and Recommendation for Approval of Rezoning and PUD**
29 **Concept Plan at 235 and 239 Lake St E**

30
31 Chair Buchanan read the items on the Consent Agenda and asked if any Commissioner wished to
32 remove an item for further discussion.

33
34 Hearing no requests, Chair Buchanan asked for a motion to approve the Consent Agenda, as
35 presented.

36
37 Commissioner Young made a motion, Seconded by Commissioner Flannigan, to approve the
38 Consent Agenda as presented. There was no further discussion, and the motion carried
39 unanimously.

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

- 43
44 **a.) None.**
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1 **AGENDA ITEM 5. Public Hearing Items:**

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3 **a.) The Retreat – 1221 Wayzata Blvd E**

4 **i. Design Review, Conditional Use Permit Amendment**

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6 City Planning Consultant Mr. Eric Zweber stated the applicant, The Retreat, and property owner,
7 Community Recovering People, have submitted a development application for the property at 1221
8 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and
9 construct a new three-story addition in the same general footprint. The development application
10 requests approval of the design of the proposed addition and an amendment to the existing
11 conditional use permit approved by the City Council in 2006 allowing an institutional residential
12 care facility for up to 80 residents. The applicant's proposal to increase the number of residents
13 from 80 to 91 requires an amendment to that existing CUP. Mr. Zweber explained that the public
14 hearing notice that was mailed to all property owners within 350-feet of the subject property
15 inadvertently omitted the conditional use permit amendment request in the development
16 application. Therefore, the Planning Commission should open the public hearing at this meeting
17 but continue it to the February 26th meeting to allow City staff to republish the public hearing
18 notice and include the CUP amendment. The public hearing today would be for the design review.
19 He stated the applicant is not requesting any design deviations. The building is screened by the
20 existing heavily wooded area surrounding the building area known as the Big Woods. The
21 increased use associated with proposed CUP amendment would require a total of 55 parking stalls
22 on the property, and there are currently 62 stalls on the site. As part of the project there would be
23 5 trees removed: 1 significant tree but no heritage trees would be removed. There would be no
24 tree replacement required under the Ordinance but they are nonetheless proposing to plant 10 new
25 trees as part of the project. The Minnesota Land Trust that oversees the Big Woods has reviewed
26 the proposal, and has no objections.

27
28 Chair Buchanan stated the City has an easement that provides public access to the Big Woods, and
29 he asked how many of the parking stalls are for public parking for the access to the trails.

30
31 Mr. Zweber suggested the Applicant address that question.

32
33 Applicant Representative, Eric Reiners, Sperides Reiners Architects, Inc, 4200 West Old Shakopee
34 Road, Bloomington, provided background on The Retreat, and the different phases of renovation
35 and other projects on the property. He stated they would be staying with the guidelines of usable
36 space established with the original purchase. He noted that there are 5 parking spaces designated
37 for public use along Wayzata Blvd.

38
39 Commissioner Iverson stated the applicant's design has kept with the historical look of the existing
40 building. She said she appreciated the applicant's willingness to plant 10 additional trees that were
41 not required under the Ordinance for the project.

42
43 Commissioner Douglas stated the development proposed in the application is an improvement over
44 the existing building.

45

1 Mr. Reiners noted for the record that The Retreat is not a treatment center, but rather a recovery
2 retreat, and they did not operate a sober living residence, as noted in the Staff Report. He explained
3 the structure on the east side of the property is the Center for Family and Spiritual Recovery.
4

5 Chair Buchanan opened the public hearing at 7:22 p.m.
6

7 There being no one wishing to address the Commission on the application, Chair Buchanan asked
8 for a motion to continue the public hearing until the next meeting of the Commission as
9 recommended by Staff.
10

11 Commissioner Young stated it is in the best interest of the Commission to be expedient with
12 applications whenever possible. He suggested since the Commission did not have objections to
13 the project, that the Commission also direct staff to prepare a draft report and recommendation for
14 approval that the Commission can consider at their next meeting, after the public hearing has been
15 closed.
16

17 Commissioner Young made a motion, Seconded by Commissioner Murray, to continue the public
18 hearing on the application to the February 26th Planning Commission meeting and additionally to
19 direct staff to prepare a draft Planning Commissioner Report and Recommendation with
20 appropriate findings to recommend approval of the Design of the proposed project and Conditional
21 Use Permit Amendment for The Retreat located at 1221 Wayzata Blvd E for review and
22 consideration at the February 26th Planning Commission meeting. There was no further discussion
23 and the motion carried unanimously.
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26 **AGENDA ITEM 6. Other Items:**
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28 **a.) Review of Development Activities**
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30 City Planning Consultant Mr. Zweber stated the February 26th Planning Commission agenda is
31 scheduled to include the continuation of the public hearing on The Retreat, and a public hearing
32 and consideration for a subdivision application for the Wayzata Blu development to separate the
33 parking lot on the back of the property as a separate parcel.
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35 **b.) Next Meeting is February 26, 2018**
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37 City Planning Consultant Mr. Zweber noted the next meeting of the Planning Commission is
38 scheduled for February 26, 2018.
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41 **AGENDA ITEM 7. Adjournment.**
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43 There being no further business, Chair Buchanan asked for a motion to adjourn.
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45 Commissioner Douglas made a motion, Seconded by Commissioner Flannigan, to Adjourn the
46 meeting of the Planning Commission. The motion carried unanimously.

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2 The Planning Commission meeting was adjourned at 7:29 p.m.
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4 Respectfully submitted,
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6 Tina Borg
7 *TimeSaver Off Site Secretarial, Inc.*