

1 **WAYZATA PLANNING COMMISSION**
2 **MEETING MINUTES**
3 **FEBRUARY 26, 2018**

4
5
6 **AGENDA ITEM 1. Call to Order and Roll Call**

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

9
10 Present at roll call were Commissioners: Douglas, Plantan, Flannigan, and Murray. Absent:
11 Buchanan, Iverson, and Young. City Planning Consultant Eric Zweber with WSB & Associates,
12 Inc. and City Attorney David Schelzel were also present.

13
14
15 **AGENDA ITEM 2. Approval of Agenda**

16
17 Vice Chair Flannigan asked for a motion to approve the agenda for the meeting.

18
19 Commissioner Murray made a motion, Seconded by Commissioner Douglas, to approve the
20 February 26, 2018 meeting agenda as presented. The motion carried unanimously.

21
22
23 **AGENDA ITEM 3. Consent Agenda**

24
25 **a.) Approval of January 22, 2018 Meeting Minutes**

26
27 Vice Chair Flannigan read the item on the Consent Agenda and asked if any Commissioner wished
28 to remove an item for further discussion.

29
30 Hearing no requests, Vice Chair Flannigan asked for a motion to approve the Consent Agenda, as
31 presented.

32
33 Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to approve the
34 Consent Agenda as presented. There was no further discussion, and the motion carried
35 unanimously.

36
37
38 **AGENDA ITEM 4. Old Business Items:**

39
40 **a.) None.**

41
42
43 **AGENDA ITEM 5. Public Hearing Items:**

44
45 **a.) The Retreat – 1221 Wayzata Blvd E**

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

1
2 City Planning Consultant Mr. Eric Zweber stated the applicant, The Retreat, and property owner,
3 Community Recovering People, have submitted a development application for the property at 1221
4 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and
5 construct a new three-story addition in the same general footprint. The development application
6 requests approval of the design of the proposed addition and an amendment to the existing
7 conditional use permit approved by the City Council in 2006 allowing an institutional residential
8 care facility for up to 80 residents. The applicant's proposal to increase the number of residents
9 from 80 to 91 requires an amendment to that existing CUP. Mr. Zweber noted that the building is
10 screened by the existing heavily wooded area surrounding the building area known as the Big
11 Woods. The increased use associated with the proposed CUP amendment would require a total of
12 55 parking stalls on the property and there are currently 62 stalls on the site. As part of the project
13 there would be 5 trees removed: 1 significant tree but no heritage trees would be removed. There
14 would be no tree replacement required under the Ordinance but they are nonetheless proposing to
15 plant 10 new trees as part of the project. The Minnesota Land Trust that oversees the Big Woods
16 has reviewed the proposal and has no objections. The Planning Commission reviewed the
17 development application and held a public hearing at its meeting on February 5, 2018. Mr. Zweber
18 explained that the Planning Commission took two actions at that meeting: 1) continued the public
19 hearing on the application to the February 26th meeting because the initial public hearing notice
20 inadvertently omitted the conditional use permit amendment request part of the development
21 application and 2.) directed staff to prepare a Report and Recommendation of approval of the
22 development application for consideration at the February 26 meeting.

23
24 At the conclusion of Mr. Zweber's presentation at 7:06 p.m, Vice Chair Flannigan asked if there
25 was anyone wishing to speak at the continued public hearing on the application.

26
27 There being no one wishing to address the Commission on the application, Vice Chair Flannigan
28 closed the public hearing at 7:07 p.m. and asked for a motion on the application.

29
30 Commissioner Murray made a motion, seconded by Commissioner Douglas, to adopt the draft
31 Planning Commission Report and Recommendation of Approval of Project Design and CUP
32 Amendment for the Retreat at 1221 Wayzata Blvd East, as presented. There was no further
33 discussion, and the motion carried unanimously.

34
35
36 **b.) Wayzata Blu – 259, 269, and 275 Lake Street E and 339 Barry Ave S**
37 **i. Preliminary and Final Plat Subdivision**
38

39 City Planning Consultant Mr. Eric Zweber stated the applicant, Gatehouse Properties Ltd, has
40 submitted a development application for approval of a revised plat for the properties located at
41 259, 269, and 275 Lake Street E and 339 Barry Ave S that comprise the previously approved
42 Wayzata Blu PUD project. Mr. Zweber reviewed that on September 19, 2017, the City Council
43 approved a preliminary and final plat for the PUD project that combined the four existing lots into
44 a single lot. That plat was never recorded and under the City's Subdivision Ordinance is now void.
45 The applicant is requesting that a new preliminary plat and final plat be approved that combines
46 the four existing lots into two lots: Lot 1 that comprises the proposed building area and Lot 2 that

1 comprises the surface parking area. Mr. Zweber explained that the requests for two lots is being
2 made because part of the site of the development application has an existing easement with rights
3 to the Boatworks property and may involve further development for public parking. With the
4 proposed plat configuration, the future condominium homeowners association will not need to be
5 involved with the Boatworks parking easement and any future development of a public parking
6 area.

7
8 Commissioner Murray clarified there would be no changes to the parking area itself.

9
10 Mr. Zweber stated this application does not include changes to the PUD zoning, design review or
11 the conditional use permit for the project.

12
13 There being no further questions for staff, Vice Chair Flannigan asked the Applicant to come
14 forward.

15
16 Applicant's representative and attorney, Allen Christy, 2100 AT&T Tower at 901 Marquette
17 Avenue, Minneapolis, stated this application will only change the designation of the lots and not
18 the project itself. He explained that through the process of working with the City on the project,
19 the developer has become aware of the City's possible interest of potentially enhancing the parking
20 in the back of the property in the future for public parking. If these lots were one lot as the original
21 plat shows, and the City wanted to move forward with parking enhancements, the City would need
22 to work with the condominium association, which would be more complicated, and likely require
23 a replatting anyway so the parking was not part of the condominiums. Mr. Christy noted that the
24 building and square footage does not change under the new plat.

25
26 Vice Chair Flannigan clarified Gatehouse Properties would own the parking lot parcel and be
27 responsible for the maintenance and upkeep.

28
29 Mr. Christy confirmed that would be the case.

30
31 There being no further questions for the Applicant, Vice Chair Flannigan opened the public hearing
32 on the application at 7:17 p.m.

33
34 Mr. Lowell Zitzloff, 319 Barry Ave, said he had a question on where the access would be for the
35 condominiums and the parking lot.

36
37 Vice Chair Flannigan closed the public hearing at 7:20 p.m. and asked Mr. Zweber if he could
38 address Mr. Zitzloff's question.

39
40 Mr. Zweber stated there is not frontage from Lot 2 onto Barry Avenue and Lot 1 has frontage on
41 Lake and Barry.

42
43 Mr. Christy stated as approved and planned, the access to the parking lot on Lot 2 would remain
44 the same as currently approved, off of Barry Avenue, along the north side of Lot 1, extending from
45 the east into the west then into Lot 2 parking area.

46

1 Vice Chair Flannigan asked what the process would be with the easement or access from Barry
2 Avenue if something significant changed with Lot 2.

3
4 Mr. Zweber stated this is something that he would need to research.

5
6 Mr. Christy stated the developer is trying to work with the City's future parking needs. The 85 car
7 parking easement is adequate for the Boatworks property, and the Boatworks property owner
8 agrees with this plan. If the City were to consider a parking structure in this location, then this
9 would need to be something the City addresses.

10
11 Commissioner Douglas asked how access would be provided to the redevelopment site at 253 Lake
12 St E.

13
14 Mr. Christy stated his client was willing to work with the City and the property owner of 253 Lake
15 St E to provide access.

16
17 There being no further questions for the Applicant and staff, Vice Chair Flannigan asked the
18 Commissioners for their views on the Application.

19
20 Commissioner Plantan stated she would support the application.

21
22 Commissioner Murray stated he would support the application.

23
24 Commissioner Douglas stated she would support the application.

25
26 Vice Chair Flannigan asked for a motion on the Application.

27
28 Commissioner Murray made a motion, seconded by Commissioner Douglas, to adopt the draft
29 Planning Commission Report and Recommendation as presented, Recommending Approval of the
30 Preliminary and Final Plat at 259, 269, and 275 Lake St E and 339 Barry St S. with the same
31 conditions outlined in the September 19, 2017 approval. The motion carried unanimously.

32
33
34 **AGENDA ITEM 6. Other Items:**

35
36 **a.) City Council Meeting Update:**

37 **i. February 7th – Commissioner Plantan**

38
39 Commissioner Plantan provided an update from the City Council meeting including approvals of
40 the CUP for a fence at 119 Benton Avenue, the variance for the home addition at 315 Park Street
41 E, and the rezoning on Gardner Street to a PUD District.

42
43 **ii. February 20th – Commissioner Young**

44
45 Commissioner Young was absent so no update was provided.

46

1 **b.) Review of Development Activities**

2
3 City Consultant Mr. Zweber stated there were no updates at this time.

4
5 **c.) Next Meeting is March 5, 2018**

6
7 City Planning Consultant Mr. Zweber noted the next meeting of the Planning Commission is
8 scheduled for March 5, 2018.

9
10
11 **AGENDA ITEM 7. Adjournment.**

12
13 There being no further business, Vice Chair Flannigan asked for a motion to adjourn.

14
15 Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to Adjourn the
16 meeting of the Planning Commission. The motion carried unanimously.

17
18 The Planning Commission meeting was adjourned at 7:32 p.m.

19
20 Respectfully submitted,

21
22 Tina Borg

23 *TimeSaver Off Site Secretarial, Inc.*