



1 Assistant Planner, Nick Kieser, stated that the owners and co-applicants, Dr. Bruce Merry and  
2 Peter Slocum, have submitted a development application for Design Review and approval for a  
3 new detached garage at 214/216 Minnetonka Ave S. The proposed project would involve the  
4 construction of a new four-car garage over four existing paved parking spaces in the rear of the  
5 property. The project received City Council approvals in November 2019 for side and rear yard  
6 setback variances along with a Conditional Use Permit/Shoreland Impact Plan for the amount of  
7 impervious surface on the site.

8  
9 Assistant Planner Kieser noted that the existing principal structure at 214/216 Minnetonka Ave S  
10 is a mixed-use building with commercial and residential uses. The property is zoned C-1 Office  
11 and Limited Commercial District. The 2030 Comp Plan Designation is Mixed Use Commercial,  
12 and the 2040 Comp Plan Designation is Mixed Use Commercial/Residential. The property is also  
13 in the Shoreland Overlay District and Bluff Design District. Bayview Capital Group is on the  
14 ground floor and a condominium was added as a second story in 2002. There are currently four  
15 parking spots in the rear of the property. The proposed garage structure would be 821 square feet  
16 and would allow for four parking spots in the structure. The existing parking spots in the location  
17 of the proposed garage are currently used primarily by the property owners, both commercial and  
18 residential, and the future garage will allow for two spots to be occupied by the commercial use  
19 and two spots for the residential use.

20  
21 Assistant Planner Kieser noted that the project is subject to the Wayzata Design Standards for the  
22 Bluff Design District. The applicant is requesting approval of seven deviations from the Design  
23 Standards. The deviations are requested for reasons relating to parking and preserving turn-around  
24 area, to security, and to have the garage architecturally similar to the principal structure.

25  
26 Vice Chair Parkhill asked if the Commission had any questions for staff.

27  
28 Commissioner Bashoum asked if a sample of the proposed Hardie board exterior material was  
29 available for the Commission to see.

30  
31 Assistant Planner Kieser stated that the applicant had brought a sample.

32  
33 The applicants shared the sample of the Hardie board exterior material with the Commission.

34  
35 Commissioner Iverson asked if the applicant was planning on proposing exterior lighting to the  
36 building.

37  
38 Assistant Planner Kieser stated that additional lighting has not been proposed. He stated that there  
39 was existing lighting around the principal structure on the property and the parking areas.

40  
41 There being no further question from the Commission for Staff, Vice Chair Parkhill asked for the  
42 Applicants to address the Commission regarding the application.

43  
44 Applicants, Dr. Bruce Merry, 216 Minnetonka Ave S. and Peter Slocum, 214 Minnetonka Ave S.  
45 introduced themselves to the Commission. Mr. Slocum stated that their intention is to make the  
46 detached garage look like it was always there. They are not trying to make an architectural

1 statement. He added that they are trying to follow code as best that they can with the priority being  
2 to match the existing structure. He further stated that the area where the garage will be located  
3 does not need additional lighting, and they do not want to add additional lighting to the area. They  
4 want to keep a low impact to the neighborhood. The choice of the Hardie board for exterior  
5 material is due to it matching the appearance of the existing building and its low maintenance. He  
6 added that there are many locations in the City of Wayzata that also use Hardie board, and they  
7 could use cedar material, but would like to save some trees if possible.

8  
9 Commissioner Bashioum asked if the color of the Hardie board would match the existing principal  
10 structure.

11  
12 Dr. Merry stated that they would paint it to be the exact color of the existing principal structure.

13  
14 Commissioner Bashioum stated that the Commission's packet documents indicated that the  
15 applicants were attempting to match the proposed garage to the existing principal structure. She  
16 noted however that the structure is very standard and does not appear to have any features that  
17 mimic the existing structure.

18  
19 Dr. Merry responded that they have really tried to streamline the proposed garage structure. They  
20 chose not to have a higher roofline that would match the existing principal structure because they  
21 didn't want the height to negatively impact any of the surrounding neighbors and/or make it more  
22 conspicuous. He stated that it would be easy to add an architectural piece above the service door.

23  
24 Commissioner Bashioum stated that such an architectural piece would help the structure look less  
25 like a pre-fab garage. She added that down lighting may also add a feature that will make it more  
26 aesthetically pleasing.

27  
28 Dr. Merry stated that lighting for safety isn't an issue due to existing parking lot illumination, but  
29 it wouldn't be difficult to add lighting for aesthetic reasons.

30  
31 Mr. Slocum stated that adding an angle roof or a feature above the side door would match the same  
32 side entrance of the existing building.

33  
34 Commissioner Douglas asked if adding an opaque window to the structure would be an option.

35  
36 Mr. Slocum stated that the concern wasn't about people seeing into the structure but a safety  
37 concern with breaking the window glass and getting inside.

38  
39 Commissioner Douglas stated that a feature over the door would add a nice feature to the structure.  
40 She also stated that she enjoys the hydrangeas bushes located in the front of the property.

41  
42 Commissioner Iverson asked if the building would have gutters and if so, which way would the  
43 run-off flow.

44  
45 Dr. Merry stated that they would be adding gutters that will flow into the existing vegetation on  
46 the property.

1  
2 Commissioner Iverson stated that adding a potted plant in between the doors would soften the area  
3 and add a little visual interest.

4  
5 Dr. Merry stated that they would be open to adding the suggested features.

6  
7 There being no further questions from the Commission for the applicant, Vice Chair Parkhill  
8 opened the public hearing on the application at 6:53 p.m.

9  
10 There being no member of the public wishing to comment on the application, Vice Chair Parkhill  
11 closed the public hearing at 6:53 p.m.

12  
13 Vice Chair Parkhill asked for the Commission to provide their feedback regarding the application.

14  
15 Commissioner Douglas stated that the area is a tight space and the discussed embellishments would  
16 help.

17  
18 Commissioner Iverson stated that she believes the requested Design Standard deviations are  
19 reasonable with the limited space the applicant is working with.

20  
21 Commissioner Bashoum stated that she would also agree to recommend approval of the deviations  
22 with the embellishments discussed.

23  
24 Commissioner Flannigan stated that he also agreed with a recommended approval of the requested  
25 deviations.

26  
27 Vice Chair Parkhill also agreed to a recommended approval of the requested deviations but asked  
28 that the applicant “spice” up the project a little but because it looks a little too generic for Wayzata.

29  
30 There being no further discussion among the Commissioners, Vice Chair Parkhill asked for a  
31 motion on the Application.

32  
33 Commissioner Iverson made a motion, seconded by Commissioner Douglas, to direct staff to  
34 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,  
35 recommending approval of the proposed Design, including the seven deviations that do not comply  
36 with the City Design Standards, with the conditions that a structure above the service door to the  
37 garage with be added, and a potential exterior light and exterior planters be incorporated into the  
38 Design if they don’t impede the cars entrance into the garage, for review and adoption at the next  
39 Planning Commission meeting. The motion carried unanimously.

40  
41 **AGENDA ITEM 6. Other Items:**

42  
43 **a.) Review of Development Activities**

44  
45 Assistant Planner Kieser stated the next meeting is currently scheduled to have one application for  
46 a Conditional Use Permit and Preliminary and Final Plat for 235 Lake Street East.

1  
2 **b.) Planning Commissioner Liaison for February 4 City Council Meeting**  
3

4 It was noted that Commissioner Douglas will provide a report of the next Council meeting at the  
5 next Planning Commission meeting.  
6

7 **c.) 2020 Meeting Calendar**  
8

9 Community Development Director Goellner reviewed the 2020 meeting calendar and noted that  
10 the next Planning Commission meeting would be on a Wednesday due to Monday being  
11 President's Day.  
12

13 **d.) Other Discussion**  
14

15 Commissioner Bashoum asked staff about a recent business vacating their property and the lack  
16 of development on another property.  
17

18 Director Goellner stated that it was sad to see Wayzata lose a business, but there wasn't a lot of  
19 information available. She added that the Common Well property should begin its construction in  
20 the spring.  
21

22 Commissioner Iverson asked about the agenda for the upcoming February 4 City Council meeting.  
23

24 Assistant Planner, Nick Kieser stated that the Energy and Environment Committee will be looking  
25 for approval to submit an application to Xcel Energy for their Partners in Energy Program. This  
26 will essentially make an energy action plan for the City to reduce energy consumption and improve  
27 energy efficiency. He stated that there would also be two development applications that the  
28 Planning Commission has already seen that will be presented to the City Council for approval.  
29

30 **AGENDA ITEM 8. Adjournment.**  
31

32 There being no further business on the agenda, Vice Chair Parkhill asked for a motion to adjourn.  
33

34 Commissioner Iverson made a motion, seconded by Commissioner Flannigan, to adjourn the  
35 Planning Commission meeting. The motion carried unanimously.  
36

37 The Planning Commission meeting was adjourned at 7:00 p.m.  
38

39 Respectfully submitted,  
40

41 Jenny Groess

*TimeSaver Off Site Secretarial, Inc.*