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**WAYZATA PLANNING COMMISSION
SPECIAL WORKSHOP MEETING MINUTES
MARCH 15, 2021**

AGENDA ITEM 1. Call to Order

Chair Plantan called the meeting to order at 6:40 p.m.

Chair Plantan read a prepared statement:

Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the Commission, City staff, and others that are a part of the meeting will be participating by video or audio connections where we can all hear each other and see the presentations being made. If you'd like to speak during these portions of the meeting you may call 1-(312) 626-6799, enter the Zoom meeting ID 98793501838.

AGENDA ITEM 2. Roll Call

Chair Plantan asked Director Goellner to take roll call.

Present at roll call were Commissioners: Plantan, Douglas, Parkhill, Stockton, and Bashioum. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

Chair Plantan asked for a motion to approve the agenda for the meeting.

Commissioner Stockton made a motion, seconded by Commissioner Bashioum to approve the March 15, 2021 agenda as presented.

Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

Director Goellner noted that she believed that Commissioner Flannigan was still planning to join the meeting this evening, but noted that Commission Merriam would not but had provided some written comments on the information.

AGENDA ITEM 4. New Business Items

a.) Zoning Study Update and Discussion

Director Goellner stated that after her presentation, she would like to begin by getting all the questions that the Commission may have out in the open. She stated that staff will not attempt to answer all the questions right away, but would like to understand what the questions are before moving forward. She stated that once the questions are out in the open, they can decide whether

1 there are some that can be answered immediately, or if there is a general theme or concern and
2 what the next steps should be. She asked that the Commission discussion not focus on any specific
3 parcels, but instead stay focused on the big picture. She noted that in the packet she included a
4 portion of the 2040 Comprehensive Plan and noted that the Land Use chapter really belongs to the
5 Commission. She gave a brief presentation of the Zoning Study and noted that it outlines a
6 community vision, policy goals, and the land use map. She noted that one of the things that stands
7 out to her on the land use map is the Mixed-Use category. She noted that in her time at the City
8 she has had developers come in and have the assumption that they can do the maximum office
9 density and the maximum residential, so much of their communication is that this is really a mixing
10 of uses that gets you to a maximum density for the whole site. She stated that the development
11 pressure in the City is very strong but there is also a guiding plan that talks a lot of about small-
12 town character and historic charm. She stated that she expects the development pressure will
13 remain and that there will continue to be proposals that will require trade-offs and flexibility. She
14 stated that she has been hearing questions and concerns about how much density is being allowed
15 in the Land Use plan, particularly in the Lake Street and Wayzata Boulevard corridors. She
16 reviewed the 2040 Comprehensive Plan – Land Use Map and the density guidance within this
17 section. She noted that she would like there to be some consideration and discussion of articulating
18 and defining when and why the City would consider up to 30 units/acre and when the City will not
19 consider it. She noted that in Commissioner Merriam’s notes, she stated that there should be a bit
20 of a difference in density because you don’t think of Wayzata Boulevard as all the same thing from
21 start to finish and there are different sections of the roadway that should be considered differently.
22 She stated that the other district that the Planning Commission will spend time talking about is the
23 Central Business District. She stated that over time there has been controversy surrounding the
24 amount of density that has been approved in these locations and there needs to be discussion about
25 whether the City is comfortable with that.

26
27 Director Goellner stated that the Zoning Study is a multi-year project and suggested that the
28 Planning Commission check out the Strategic Plan. She noted that one of the big things in the
29 Strategic Plan is managing thoughtful development so the Planning Commission is charged with
30 a very key initiative to the Council. One of the ways they thought the City should be managing
31 thoughtful development was by updating the Zoning Code, which will be a fairly extensive project.
32 She stated that the Task Force has begun the initial work and it has been going really well so far.
33 She noted that a public hearing will be held for any code changes. She stated that while she and
34 Planner Kieser continue to manage these projects, when deeper technical experience is required,
35 they will bring in consultants when necessary. She gave the example of design standards where
36 they needed to bring in an architect. She stated that the City has been working on design standards
37 for about 8 months and noted that there will be two public hearings held in April with the Planning
38 Commission and be ready for Council review in May. She shared examples of how the architect
39 has been able to nail down what the City means by small-town charm when it comes to
40 architectural features.

41
42 Director Goellner explained that the Wayzata Boulevard Corridor Study was delayed due to Covid-
43 19 and will be launching later this year. She stated that this project came straight out of the
44 strategic planning process and one of the ideas shared by the Council was to build a vision for the
45 corridor by involving the community, understanding the roadway and redevelopment concepts,
46 and the need for both market and traffic studies.

1
2 Director Goellner reiterated that she would like the Planning Commission to share all of their
3 questions and focus on the big picture at this meeting.

4
5 Chair Plantan stated that she had the same question as Commissioner Merriam had raised about
6 whether the Wayzata Boulevard corridor could be split up into different sections in order to protect
7 the more residential areas.

8
9 Commissioner Douglas stated that she would agree and noted that on the previous task force, they
10 had purposely made Wayzata Boulevard into a boulevard because of the more residential feel to
11 help slow down the traffic and make it a true boulevard. She stated that she thinks these ideas
12 were started in the previous Comprehensive Plan. She stated that her question deals with transition.
13 She stated that when the Boatworks project came up, they were right between transitioning from
14 the old to the new Comprehensive Plan and stated that it is hard as a Planning Commissioner to
15 make decisions because legally the Comprehensive Plan needs to be followed. She stated that she
16 would like more discussion regarding when the old plan should be followed and when the new
17 plan should be followed. She stated that the Commission is under a lot of pressure and there are
18 developers that want to get on the agenda and with the upcoming design standard topic, they are
19 looking at major changes. She stated that she is concerned and asked if the City could put a halt
20 on projects and implement, for example, a 90-day moratorium until the new design standards have
21 been approved.

22
23 Commissioner Stockton stated that this concern was also raised on the Zoning Task Force because
24 there has been a lot of work put into the design standards.

25
26 Commissioner Parkhill asked what is driving the increase in density and questioned why it was
27 needed.

28
29 Commissioner Douglas stated that she would also have that question.

30
31 Commissioner Bashoum stated that when the Planning Commission was originally looking at the
32 Comprehensive Plan and it was noted that the Met Council was driving the increase in density.
33 She stated that she thought there was a lot of push back from the Planning Commission about that
34 density because they didn't want this to be dictated by the Met Council. When the Planning
35 Commission finally saw the draft that the Met Council approved, she was surprised that there was
36 still such a push for density included. She stated that her question would be the same as
37 Commissioners Parkhill and Douglas about why there is a push for an increase in density. She
38 asked if the City was at the behest of the Met Council to increase the density or is it somewhat
39 under Planning and ultimately the City Council's decision.

40
41 Commissioner Stockton stated that she had read some of Commissioner Merriam's comments
42 which spurred some thoughts. She stated that there are times when the Commission is looking at,
43 a condominium development versus a townhome development. She noted that because the
44 Comprehensive Plan indicates overwhelmingly that the City would like to have a variety of age
45 groups and people, the result was that condominiums or multi-unit complexes were being used by
46 empty nesters rather than younger families. She stated that this made her think about the dynamics

1
2 of Wayzata with a bigger picture and what drives the economics of the available residences. She
3 stated that Wayzata is a prime location and it is limited because it is on water with outstanding
4 beauty. She stated that those two factors make price points go up no matter what is built. She
5 asked what the target price point would be and what that would look like aesthetically in order to
6 drive the population growth and demographics that the town is looking for. She stated that she
7 raises this question because she wonders if those two lines don't cross even though the City is
8 trying to get them to meet. She explained that it is more a statement than a question, and reiterated
9 that because of the happenstance circumstances of the way Wayzata is and its containment due to
10 the water, the highway, and beautiful waterfront, she questions what is actually possible with
11 regard to driving down living costs and what that would look like for a developer.
12

13 Commissioner Parkhill stated that those are great points and suggested that the Commission
14 needed to figure out whether there has been research done in this area. He stated that if the City
15 wants to attract young families or people who will live here 12 months out of the year, he would
16 like to know what is their price point and what type of living situation are they looking for. He
17 stated that he would like to see some information that outlines what would draw whomever the
18 City would like to be in the City to the City. He stated that if the City can create a target then it
19 has something to shoot for. He stated that he has heard that the Blake School Highcroft campus is
20 closing and asked if that is a place that should be part of a re-zoning conversation because that will
21 be a large plot of land.
22

23 Commissioner Douglas stated that the long-standing question has been how does the City get
24 younger families. She stated that Wayzata is not a first home type of community and it never will
25 be. She stated that she thinks that the real situation needs to be dealt with and the City is not in
26 the position to subsidize development. She stated that she would like to know if the plan is realistic
27 for what the City is trying to do. She noted that the City has also run into this issue with affordable
28 housing. She stated that the City meets the standard in rental, but will probably never meet it in
29 single-family residential.
30

31 Commissioner Bashoum stated that she would like to dovetail along with Commissioner Douglas.
32 She stated that she is not sure it is the Commission's responsibility to try to figure out how the
33 City can be a first home location for families. She noted that land values are high, so if someone
34 is planning to build something, it raises the cost for building. She stated that Wayzata is a coveted
35 location because it is beautiful and has good schools. She gave the example of just because
36 someone may want to live in Beverly Hills does not mean that Beverly Hills has to make it
37 possible. She asked if the City was trying to fit a square peg into a round hole and reiterated that
38 she questions if that is the Commission's responsibility.
39

40 Commissioner Stockton stated that she would agree with the over-arching commentary. She stated
41 that a potential solution that she observed abroad in London is that there is a requirement from
42 developers, when building even the most architecturally significant buildings, that they are
43 required to have a certain a percentage of the development to be dedicated to smaller units. She
44 stated that she is not sure if that would address the desire for new families but noted that one idea
45 is in some of the areas of town that a portion of whatever is being built is not done to the same
46 standard so they are more affordable.

1
2 Commissioner Douglas stated that before Commissioner Stockton came to the City, when the
3 Promenade was built, Press Homes had to put in a certain amount of money towards an affordable
4 housing unit, but that was a large project. She stated that it would be more difficult with a condo
5 project that only had 20 units. She explained that just north of Walgreens on Wayzata Boulevard,
6 when the bank was being torn down, the people who owned the property wanted to put in
7 townhomes there because it was close to the bus line, was walkable to the grocery store, and would
8 be something that could be affordable for work force workers, however, they could not make it
9 work financially. She stated that she just wanted to share some of the history of this type of thing
10 so when the Commission is traveling down this road the focus can be on the positive things that
11 they do and realize that the City cannot be all things.
12

13 Commissioner Parkhill stated that one of the things to consider is whether somebody would want
14 the 20 units/acre and the discussion has been on how to figure out when that should be allowed.
15 He noted that one of the things could be that if they are willing to do some affordable housing
16 within their units and make them look the same on the outside, with the same architecture, but
17 could perhaps have a different appliance package He noted that this could be an option for the
18 City to consider if it ever goes to the 20 units/acre density. He stated that they did this in Chicago
19 where they had 7 parking spots, and in order to add an 8th unit, it had to be affordable housing and
20 basically donated it back to the City. He explained that the City then sold it off to people like
21 school teachers, fireman, and police that were then able to stay in the community where they
22 worked. He stated that it can be done in order to allow people who wouldn't normally be able to
23 stay in the community to be able to stay where they work.
24

25 Commissioner Douglas asked if the City has any options or organizations that the City could apply
26 to in order help a builder, especially if they built along Wayzata Boulevard.
27

28 Commissioner Parkhill stated that the best way to help the builder is to give them more units.
29

30 Director Goellner stated that there are options and those could be laid out at a future meeting for
31 the Commission. She noted that what Commissioner Parkhill was describing is called
32 'inclusionary housing' in Minnesota. She stated that she thinks there about 10 cities in the metro
33 are that have a policy related to inclusionary housing and it is driven by sub-local economics.
34

35 Commissioner Bashioum asked what size of communities Director Goellner was referencing when
36 she was talking about inclusionary housing.
37

38 Director Goellner stated that it is a variety but she will do more research on it to bring back for a
39 future discussion.
40

41 Chair Plantan stated that she thinks everyone on the Commission has been troubled by the
42 disconnect between small-town charm and density and how both can co-exist and make economic
43 sense. She stated that she still has questions on how to make that work and stated that she thinks
44 many people consider small-town charm to be less dense. She asked if anything could be done in
45 zoning or with the Land Use map where the City says that density at the maximum will be a certain
46 number instead of starting at 10 and going to 30, and could it be, for example, a maximum of 20.
She stated that she would like to know if there is some flexibility with those numbers. She stated

1
2 that making a premium on when the City does projects, she thinks there also needs to be green
3 space. She expressed her concern with what is happening along Lake Street with building right up
4 to the sidewalks and what could potentially happen on the opposite side of the street which she
5 finds a bit scary. She asked if there would be another way to require more green spaces in the
6 higher density areas.
7

8 Commissioner Bashoum asked if the City could require some sort of rights for pedestrians, with
9 some space, so there isn't one long freight train of a building, so there are little windows where
10 you can see through with fresh air and sunlight. She noted that even where TCF is located, most
11 of the winter, that is all in the shade so the sidewalks are icy and it does not get any sunlight. She
12 stated that if the City chose to continue that solid massing along Lake Street, they would not be
13 getting any sunlight and would lose the fresh air flow and the opportunity to see snippets of the
14 lake or the promenade. She stated that something like this may address more of the small-town
15 charm issue in a more concrete fashion.
16

17 Commissioner Parkhill stated that is one of the things that they have been discussing in the Zoning
18 Task Force. He stated that they have been talking about creating breaks in these buildings because
19 that does give the small-town charm. He stated that the other thing that it appears that the City has
20 been making a huge mistake on in the community is the second and third floor setbacks that
21 actually make the buildings look bigger and takes your eye upward as opposed to having 2 stories
22 and then a setback, which is a wonderful change that they have been considering. He stated that
23 he would also like to consider whether it should be different on the lake side and be 2 stories
24 instead of 3. He stated that there is the TCF building, but that does not mean that the City has to
25 keep doing that and perhaps that should be something the City considers so they don't get the
26 Grand Canyon on the west end of Lake Street.
27

28 Commissioner Douglas stated that what the Zoning Task Force is saying makes a lot of sense and
29 that is why she wished there was a moratorium until the new standards are in place. She stated
30 that she is afraid some decisions will need to be made on various sites that will be based on the old
31 standards. She asked if Commissioner Parkhill had implied that in the block near Cov that they
32 could only have 2 story development.
33

34 Commissioner Parkhill stated that he is not sure if it is factual, but that is what he thought he heard.
35

36 Commissioner Douglas asked Director Goellner if that is factual.
37

38 Director Goellner stated that the height is different in certain districts in the downtown area so on
39 the block that Cov is located and on the TCF block, can only have 2 stories. She suggested that
40 she summarize this at a future meeting so the Commission understands the height limits.
41

42 Commissioner Parkhill noted that he thinks every proposal that has come forward for the TCF
43 property has had 3 stories, so that would be good feedback to give the developers.
44

45 Commissioner Douglas stated that she thought 3 stories were allowed for the TCF property.

1 Director Goellner clarified that a PUD allows for 35 feet, so when people apply for a PUD, which
2 they have done for the TCF property, they want 3 stories.

3
4 Commissioner Stockton stated that if you consider the angle of the sun, keeping a 2-story limit
5 makes a lot of sense. She asked why the City wouldn't be more encouraging for things like roof
6 decks which would add to the ambience and useability of the 3rd floor but not make it something
7 that cannot be seen through. She asked if there was any signage for entry or exit points to the City
8 of Wayzata off of the highways that indicate you are entering the community. She stated that if
9 not, she thinks it may be something to consider when monitoring speed from the Central Avenue
10 access point and the Wayzata Boulevard access point is whether or not the town may want to
11 consider a passthrough of some sort.

12
13 Commissioner Bashioum stated that she liked that idea and suggested that something like an arbor
14 could be used. She stated that she would also mention lighting because when you get off the
15 freeway and before you reach Lund's it is very dark.

16
17 Commissioner Stockton stated that in taking it the direction that leans towards charm and having
18 to pass through something would be a visual indicator that would add beauty and charm and show
19 that they are entering the City. She stated that it could be modeled off of the Lake Street look.
20 She noted that as the City is developing Wayzata Boulevard and Central Avenue areas over time,
21 it would be nice to bring the 'jewelry' type charm if it can't be the density type charm. She gave
22 examples of lighting or planters and accentuate that on scale so it is noticeable and the current
23 entry point near Holiday is not a very nice entry point. She stated that some of these changes could
24 easily bring a quaintness to the City.

25
26 Commissioner Douglas stated that she was on a sign task force for the City a few years ago. She
27 stated that they spent a lot of time talking about monument signs so that people know when they
28 are arriving someplace. She agrees that there should be a sign that says 'Welcome to Wayzata –
29 the Gateway to Lake Minnetonka' or something that is warm and fuzzy that sets the tone or the
30 jewels as Commissioner Stockton referred to it.

31
32 Commissioner Parkhill stated that he wishes that franchise architecture was something that they
33 did not have in the City at all. He stated that he means when a McDonald's looks like a
34 McDonald's. He stated that he wonders if now would not be the time to encourage these types of
35 establishments to use a more monumental type sign instead of their big yellow "M". He asked if
36 this was something the City could undertake while they are working on the Zoning Codes and put
37 some rules into place for that type of situation. He stated that he would like to see less obtrusive
38 architecture and signage for some of those businesses. He referenced Chipotle which he feels has
39 been tastefully done.

40
41 Commissioner Stockton stated that she would wholeheartedly agree with that and feels the City
42 should definitely not have that type of franchise architecture. She stated that the City cannot
43 change their branding but can put sizing restraints on them. She stated that she agrees with
44 Commissioner Douglas' point about finding a way to welcome people to the City. She stated that
45 she doesn't even think it needs to be anything complicated or something that may get dated. She

1 noted that something as simple as planting 3 large pine trees at various entry points around the
2
3 City along with a flagpole that has Wayzata's flag on it.
4

5 Commissioner Bashoum stated that she would like to revisit the suggestion from Commissioner
6 Douglas on having a moratorium. She asked if there was a consensus among the Commission
7 about that being a good idea. She stated that she doesn't want to miss the opportunity to address
8 some of the issues that are being discussed tonight, because those projects cannot be undone. She
9 stated that she fears that the City will be shooting themselves in the foot if they don't attempt to
10 put the brakes on while the Zoning Code is being finished. She stated that if this is something the
11 Commission feels strong about, they may want to recommend that be passed along to the Council.
12

13 Chair Plantan stated that she is in favor of a moratorium even if it is just 90 days until some of
14 these issues are more clearly defined.
15

16 Commissioner Parkhill asked if it was legal to do something like that and asked if there were
17 precedents where this type of thing had been done.
18

19 Director Goellner stated that there are precedents around the Twin Cities and noted that the State
20 statute allows for a moratorium. She explained that the requirements is that a City Council would
21 need to pass an ordinance or a resolution adopting it for a specific amount of time and it has to
22 include a study, so the City is already within that criteria because the City is working on its design
23 standards.
24

25 City Attorney Schelzel stated that there is a historical precedent for moratoriums and they have
26 been done and believes the City has had 1 or 2 during his tenure with the City. He agreed that it
27 would need to be tied to a study which is exactly what the City has already undertaken and the
28 need to freeze things before further development takes place without further study. He confirmed
29 that a moratorium is legal and just needs to be done the correct way by the Council adopting and
30 ordinance.
31

32 Commissioner Parkhill stated that may be a good direction to go in and suggested that the City
33 also speed up the Zoning Task Force and accomplish more than it is on pace to accomplish in the
34 next 90 days. He stated that if things will be stopped it may make sense to speed up the progress
35 of the Zoning Task Force.
36

37 Commissioner Stockton stated that she agreed with that idea and feels this is also a good time to
38 do it because it is before the summer months. She stated that she thinks there is the need to gather
39 up and formalize some of these really good ideas so they can be utilized in real time.
40

41 Commissioner Bashoum asked if 90 days was a reasonable expectation or should it be a bit longer.
42 She asked if City Attorney Schelzel remembered how long the other moratoriums lasted.
43

44 City Attorney Schelzel stated that he does not recall, but is pretty sure they were longer than 90
45 days.
46

Director Goellner stated that she believes that many she has seen are for a duration of 6 months.

1
2 City Attorney Schelzel stated that once the City has a better understanding of what it wants to put
3 on pause while the study is conducted that is reasonable and the amount of time will be tied to that
4 reasonableness standard.

5
6 Commissioner Stockton asked if that could be specific to certain types of buildings versus homes.
7 She stated that she doesn't think the City would want to hold up a single-family home construction.

8
9 City Attorney Schelzel stated that it could be specific to certain types of projects and noted that he
10 would prefer that it be targeted on a specific type rather than all development throughout the City.

11
12 Commissioner Stockton stated that she feels a moratorium would be of benefit to everyone because
13 if the City is not completed squared away on some of these issues then developers are having to
14 come back to the table with more drawings.

15
16 Commissioner Bashoum stated that she agreed that there are specific categories where it would
17 make sense for a moratorium and not just a blanket one for the whole City. She stated that if it
18 lasts for 6 months then perhaps that would be enough time for the Zoning Task Force to figure out
19 their recommendations without having to rush through it.

20
21 Commissioner Douglas noted that when she threw out the original idea for a moratorium, she just
22 said 90 days. She stated that it will need to be adopted by the Council before it is officially in
23 place and asked Director Goellner if she felt the design standards would be ready and approved in
24 90 days or if that would be rushing it too much.

25
26 Director Goellner stated that she thinks it is possible to have the design standards done within 90
27 days from now, most likely by June. She stated that her question for the Commission is whether
28 they believe it is only design standards that need to be studied.

29
30 There was strong verbal consensus of the Commission that it is not just design standards that need
31 to be studied.

32
33 Director Goellner stated that she would like some more thoughts on which pieces of code or issues
34 the Commission would like to have studied in order to feel comfortable with the moratorium being
35 lifted.

36
37 Commissioner Stockton stated that Commissioner Merriam had the idea of looking at the code
38 from Superior Boulevard west in terms of protecting the residences. She stated that Wayzata
39 Boulevard in that area has a lot of residences and the walkability should be protected, but the City
40 also has the larger dominant buildings such as Wells Fargo. She stated that she questions the
41 management of that if it is going to be used for commercial purposes, if the City does not set some
42 sort of guidelines specific to that area that feel more residential in their structure. She gave the
43 example of the Wayzata laundromat, the floral shop, and the wood working shop that used to have
44 a wizard out front, that have a sort of charm about it as opposed to something big and massive.
45 She stated that it felt more boutique-ish and she would like to encourage that in those areas as
46 opposed to things that look like the Wells Fargo building.

1
2 Chair Plantan asked if the next step may be to designate certain areas of the Land Use Map and
3 clarify which areas they would like to have as part of the 6-month moratorium while these issues
4 are studied.

5
6 Director Goellner stated that she likes the idea of attaching a map of some kind if there is a
7 geography that is important.

8
9 Chair Plantan suggested the Mixed Use, Commercial-Residential, Central Core Residential, and
10 Central Business District.

11
12 Commissioner Bashioum suggested that it also apply to areas along Lake Street from Ferndale to
13 Broadway.

14
15 Director Goellner stated that if they wanted to go all the way, they could go to Circle A. She noted
16 that it would be the Central Business District and the Mixed Use – Commercial Residential.

17
18 Commissioner Bashioum asked if it would include PUDs and variances based on density.

19
20 Director Goellner stated that there are all kinds of ways that it could be written. She stated that
21 they would discuss it with the Council but one possibility would be to tie it to the 2040
22 Comprehensive Plan which would simplify it.

23
24 Commissioner Douglas asked if Director Goellner had heard anymore on Wells Fargo.

25
26 Director Goellner stated that they are still talking to them and noted that it is very preliminary and
27 would characterize the discussion as encompassing the development economics that were
28 discussed earlier.

29
30 Commissioner Douglas asked if they had a time frame in mind.

31
32 Director Goellner stated that they do not and thinks that the Wells Fargo that is in place has a lease
33 that goes for another 2 years or so. She stated that they are not in a rush and are not planning to
34 submit anything to the City in the next few months. She stated that the discussions and the
35 questions being asked tonight will be extremely valuable to them in the way that they shape their
36 ideas about their site.

37
38 Commissioner Douglas stated that she thinks it would be the same for the Blake campus. She
39 stated that it is a few years out, but that is currently zoned as Institutional and asked if it could be
40 changed to Single-Family Residential zoning.

41
42 Director Goellner stated that it would not be part of a 6-month moratorium because the school is
43 still 2 years from closure, but she is right to question whether the City may end up re-guiding that
44 property. She stated that she feels that is separate from the core issue currently being discussed.
45

1 Commissioner Stockton stated that she would like the City to consider that property in terms of
2
3 green space which would be missed if the property all got developed.
4

5 Director Goellner stated that they will be having neighborhood meetings and will not move too
6 quickly. She stated that what she is hearing from the Commission is that the study during a
7 potential moratorium would be connected to not just design standards and also why the City would
8 allow up to 30 units/acre and when the City would do that. She stated that she thinks they need a
9 clear answer on whether the City must allow 30 units/acre on every project and that deserves to be
10 studied as well. She stated that what she likes about the Commission's ideas is that they are
11 encompassing a large enough area and are asking questions that are important to a large group of
12 parcels so it is not singling someone out.
13

14 Commissioner Douglas asked Director Goellner to communicate to the Council that the
15 Commission is all in agreement that once you make a decision on a property, it will last 30-40
16 years and while there will always be some people that aren't happy with some of the decisions,
17 they are trying to think about what will be the best for Wayzata long-term. She stated that she is
18 also glad the discussion is for a more broad-based moratorium.
19

20 City Attorney Schelzel stated that a moratorium can be applied City-wide or just to a portion of
21 the City or for certain uses.
22

23 Director Goellner stated that it could be clarified that people could still do basic remodeling
24 projects in these areas and there may be other types of projects that are irrelevant to what is being
25 discussed.
26

27 Chair Plantan asked if the Commission was considering a moratorium for the Downtown Mixed
28 Use or just Central Business District and Mixed Use – Commercial Residential.
29

30 Director Goellner stated that the only other one she may add would be the existing apartment
31 buildings. She stated that the Commission did have some questions about inclusionary housing
32 and housing types but noted that these are existing buildings which would mean that something
33 intense would have to be planned on these sites to replace them and asked if the Commission felt
34 that this would be of any urgency. She noted that she has had an inquiry for Meridian Manor
35 because it has recently closed and has been sold.
36

37 Commissioner Bashoum stated that she feels the Commission should add the high-density
38 residential areas to the moratorium.
39

40 Commissioner Stockton noted that she would agree.
41

42 Commissioner Douglas asked if Meridian was high density or if it was institutional because it was
43 senior housing.
44

45 Director Goellner stated that it could be done either way, but the code has their parcel as high
46 density.

1 There was consensus to include high density residential to the possible moratorium.

2
3 Director Goellner asked for confirmation that she was hearing consensus around the idea of
4 pitching the idea of a moratorium to the City Council.

5
6 There was consensus of the Commission to present the idea of a moratorium to the City Council.

7
8 Director Goellner stated that based on previous discussions, she suspects that Commissioner
9 Merriam would support a moratorium, but is unsure about Commissioner Flannigan so she will
10 have to fill him in on tonight's discussion. She noted that she feels there is enough of a majority
11 with the Commissioners that are present.

12
13 Chair Plantan asked if an official vote or roll call opinion would be necessary.

14
15 City Attorney Schelzel stated that it was not needed and Director Goellner can take this up with
16 Council and convey their sentiments regarding a moratorium.

17
18 Commissioner Bashioum asked what would be the most expeditious way to forward their
19 consensus on a moratorium to have the Council consider acting on that.

20
21 City Attorney Schelzel stated that the most expeditious way to communicate it will be through
22 Director Goellner when she gives Council an update. He noted that the quickest way to adopt it
23 would be through an emergency ordinance which does not require two readings but noted that is a
24 bit more complicated because it requires a unanimous vote. He stated that staff can discuss this in
25 greater detail and decide what may be the best option in this situation.

26
27 Commissioner Bashioum stated that she does feel there is a pressing need to do it sooner rather
28 than later.

29
30 Director Goellner stated that she will talk to City Manager Dahl in the morning and see if he may
31 be open to bringing it up to the City Council as early as their meeting the next evening on March
32 16, 2021. She noted that he also meets with them one on one to prepare for the Council meetings,
33 so he may also use that time to bring it up. She stated that she will update the Commission in her
34 Friday e-mail regarding what she knows. She stated that if the Council wants to talk about this
35 more, she would assume the discussion would take place on April 6, 2021 and will make sure that
36 it is communicated that the Commission feels this will be most useful when done quickly.

37
38 Commissioner Douglas stated that she loved the terminology that Commissioner Stockton used
39 earlier tonight about 'jewelry for the City'. She stated that when she was on the signage task force,
40 they started the beautiful signs that are on Lake Street that are black wrought iron and they say
41 beach this way. She stated that she hopes the City continues on with that, if there is money for
42 that type of thing. She stated that she also served on the bike task force a few years ago and they
43 started the beautiful bike racks with the Ws which are very charming. She stated that she thinks
44 those little charming things, like jewelry, really add to the character and help keep the City stay
45 charming.

46

1 Commissioner Stockton stated that the other day she was driving through town and there were 15-
2 20 kids on bikes and they all stopped and parked their bikes in the bike rack. She stated that this
3 is what the City wants to promote with walkability and safety and it would be wonderful if, over
4 time, that could be encouraged as you travel up Wayzata Boulevard and towards Colonial Square.
5 She stated that as developers come into the City and they are adding density, she asked if there
6 was a reasonability in adding a dedication back to the community. She asked if there was a
7 precedent for larger developers to give back to public space in some manner, such as signage that
8 was just referenced, or the potential for a passthrough or physical designation when people enter
9 town off of the highway.

10
11 Director Goellner stated that there are different ways that can be done and noted that sometimes it
12 is pooled under the larger policy of public art and you bring that with wayfinding signage and
13 lighting. She stated that there are a few different options.

14
15 Chair Plantan stated that she would be in favor of taking a look at this and joked that it may be
16 time to get Commissioner Douglas on some more task forces.

17
18 Commissioner Bashioum asked if there was any reason for the Commission to ask the Council to
19 consider the emergency moratorium.

20
21 Director Goellner stated that the key reason would be that the next Council meeting is in 3 weeks.

22
23 City Attorney Schelzel stated that staff will discuss it and take a look at the calendar and noted that
24 if it is not an emergency moratorium it will require two readings which will take more time.

25
26 **AGENDA ITEM 5. Adjournment.**

27
28 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

29
30 Commissioner Douglas made a motion, seconded by Commissioner Parkhill to adjourn the
31 Planning Commission meeting.

32
33 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

34
35 The Planning Commission meeting was adjourned at 8:10 p.m.

36
37 Respectfully submitted,
38 Kayla Atkins Rokosz
39 *TimeSaver Off Site Secretarial, Inc.*

40