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**WAYZATA CITY COUNCIL  
MEETING MINUTES  
July 19, 2022**

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

Mayor Mouton called the meeting to order at 7:00 p.m. and shared the multiple options for joining remotely and submitting comments or questions.

**AGENDA ITEM 2. Pledge of Allegiance.**

**AGENDA ITEM 3. Roll Call.**

Council Members present: Mouton, Buchanan, Iverson, MacDonald, and Plechash. Also present: City Manager Dahl, Community Development Director Goellner, Assistant Planner Quarles, Administrative Services Director Yager, and City Attorney Schelzel.

Mayor Mouton noted earlier this evening, the City Council participated in a workshop. The following items were on the agenda:

- Discussion of Rooftop Solar Infrastructure on City Facilities
- Update from the Parks and Trails Board on Capital Projects and Discussion of Parks and Trails Master Plan

**AGENDA ITEM 4. Approve Agenda.**

Mr. Buchanan made a motion, seconded by Mr. Plechash, to approve the agenda, as presented. The motion carried 5/0.

**AGENDA ITEM 5. Public Forum.**

**a. Swearing in of Deputy Police Chief Jamie Baker, Detective Sergeant Dan Lee, and Sergeant Matt George**

City Manager Dahl administered the Oath of Office to Deputy Police Chief Jamie Baker, Detective Sergeant Dan Lee, and Sergeant Matt George. There was a round of applause for the officers.

Police Chief Schultz congratulated the officers and members of the officers families pinned on their badges. Each officer shared a bit about their background, experience, and family members.

Mayor Mouton shared some words of encouragement for each officer and welcomed them into their new roles with the Police Department. She expressed her deep appreciation for the officers and the work the entire Department does on behalf of the City and its residents and thanked them for choosing to serve in the City of Wayzata. There was a final round of applause for the officers.

Mayor Mouton recessed the meeting at 7:25 p.m. and reconvened at 7:39 p.m.

**AGENDA ITEM 6. New Agenda Items.**

Ms. Iverson requested that a discussion surrounding the current enforcement policies be placed on an upcoming workshop in order to see which ones are working well and which need some improvement, such as boat parking, cars on the street, and construction hours.

1 She noted that she is bringing this forward based on concerns she has heard expressed from  
2 residents.

3 Mayor Mouton stated that this may require a broad swath of individuals involved  
4 such as the police department, City Attorney, and City staff, and noted that she would like  
5 to see if this topic could be narrowed down to just the top few priorities as a starting point.

6 City Attorney Schelzel agreed that narrowing down the focus was a good idea and  
7 stated that City Manager Dahl can then determine which staff members it would be  
8 appropriate to pull in for those discussions.

9 Ms. Iverson stated that she will follow up with City Manager Dahl to get this on a  
10 future workshop.

11 Mr. Buchanan questioned whether a workshop was the appropriate place to deal  
12 with enforcement issues if there are complaints from the residents.

13 Mr. Dahl suggested that they hone in on these areas and provide a summary of how  
14 these are processed and then the Council can determine if a larger policy conversation was  
15 warranted at that time.

16

17 **AGENDA ITEM 7. Consent Agenda.**

18 Mayor Mouton read the items on the consent agenda and asked if any Council member  
19 wished to pull an item for further discussion.

20 Mr. Plechash asked for some elaboration on item 7g, a resolution accepting  
21 donations. He stated that his concern is that when the City gets donations for something  
22 specific that if it just gets put into the General Fund it may be lost. He stated that he would  
23 like to see if there is a way to sequester that money or have an accounting entry so the  
24 money is not just blended into General Fund disbursements. Mr. Dahl explained that once  
25 donated funds are accepted by the City it is difficult for a municipal body to commit to  
26 where those funds go. He stated that the City does keep track of the donations and noted  
27 that it is up to the Council and staff to ensure that whatever they are donating for is  
28 consistent with the City's goals and objectives. He noted that he did not think the City  
29 could establish anymore certainty in how those funds are used. Mr. Plechash stated that he  
30 would at least like to memorialize the contributions and donations from these individuals  
31 for certain things to ensure that it is in the public record.

32 Ms. Iverson asked about item 7j. regarding the professional services agreement with  
33 SRF. She noted that the City had done a similar study in 2021 from June 15 – July 11, 2021  
34 and asked if the thought was that there would be a large difference in a one year period.  
35 Mr. Dahl stated that the rationale for this is as part of the FILOP program there is a  
36 requirement that the City continues to monitor where it is at if the City will continue to  
37 utilize the program. He stated that last year the Lake and Berry lot was not yet completed  
38 so that would be encompassed in the scope of the study for this year which will be helpful.

39 Mayor Mouton stated that she also thinks that as Panoway has opened up and  
40 COVID restrictions have subsided there may have been some changes so she is supportive  
41 of taking another look to gather additional data.

42 Ms. Iverson stated that she also wondered the wisdom of completing the study in  
43 August because there are many people who go out of town prior to school starting and  
44 questioned if that would end up accurately reflecting the traffic in the City. She stated that  
45 if this moves forward, she would also like to see a comparison summary of the 2021 data  
46 to the 2022 data.

1 Community Development Director Goellner stated that her understanding is that  
2 the counts would be conducted in early August rather than late August.

3 Mr. Dahl noted that staff can encourage them to conduct the study as soon as  
4 possible.

5 Ms. MacDonald stated that she feels it is important to take another look at this  
6 during the summer months and noted that she has, anecdotally, seen a large influx of people  
7 visiting the City. She noted that she feels it was important to reach out to the business  
8 owners by means other than just an e-mail survey. She suggested that they find some sort  
9 of way to have direct contact so it makes it more on their 'radar' and isn't just lost in their  
10 inbox.

11 Hearing no additional requests, Mayor Mouton asked for a motion to approve the  
12 Consent Agenda as presented. Mr. Buchanan made a motion, seconded by Mr. Plechash,  
13 to approve the consent agenda:

- 14 a. Approval of City Council Workshop and Regular Meeting Minutes of June 21, 2022
- 15 b. Approval of Check Register
- 16 c. Approval of Municipal Licenses
- 17 d. Receipt of Police Activity Report
- 18 e. Receipt of Building Activity Report
- 19 f. Approval of Lease Agreement with Wayzata Historic Society
- 20 g. Adoption of Resolution 29-2022 Accepting Donations from Lindbloom and  
21 Vanderheyden Families, the Wayzata Rotary Club, and the Miles Family Fund
- 22 h. Adoption of Resolution 32-2022 Renewing Master Partnership Contract with  
23 MnDOT
- 24 i. Appointment of Blake Sandvold from the Wayzata Conservancy to the Panoway  
25 District Committee
- 26 j. Approval of a Proposal for Professional Services with SRF Consulting, Inc. for  
27 Downtown Wayzata Parking Study

28 The motion carried 5/0.

29  
30 Mr. Dahl expressed the City's overall gratitude for the donors including the  
31 Lindbloom and Vanderheyden Families, the Wayzata Rotary Club, and the Miles Family  
32 Fund. He stated that all the donations help the City and reduces the burden on the property  
33 owners. He stated that Henry Miles with the Miles Family Fund, in addition to donating  
34 funds, is also out there toiling trying to make the woods along Superior Boulevard nicer  
35 and a better community asset.

36  
37 **AGENDA ITEM 8. New Business.**

- 38 a. **Consider Adoption of Resolution 35-2022 Approving Preliminary Plat,  
39 Rezoning, Conditional Use Permits, Variances, and Design Deviations for 900  
40 Wayzata Boulevard East and Approval of First Reading of Ordinance 814 to  
41 Amend the Official Zoning Map of the City to Rezone Property at 900 Wayzata  
42 Boulevard East**

43 Mr. Dahl noted that there were some technical difficulties and one of the display screens  
44 was not working. He explained that if anyone in the audience would like a hard copy of the  
45 presentation they are available at the back table. He stated that the screens in front of the  
46 Council appear to be working incorrectly.

1 Community Development Director Goellner noted that she has been working on  
2 this project for about two years. She stated that it has been unprecedented for her to have  
3 this much collaboration with a developer on a proposal. She commended Planner Quarles  
4 for the work she has done analyzing the details of this application.

5 Planner Valerie Quarles gave an overview of the proposed project at 900 Wayzata  
6 Boulevard East called Wayzata Gateway which is the current site of the Wells Fargo  
7 building. She reviewed the zoning and land use in the surrounding neighborhoods, the  
8 guidance in the 2040 Comprehensive Plan, the existing conditions of the land, building,  
9 and zoning, as well as the history of the site. She explained that the proposal is to re-plot  
10 the site into three lots in order to support a mixed-use, campus style project with a bank  
11 building, an office building, apartments, and townhomes. She gave an overview of the  
12 application requests and the Planning Commission discussion for each parcel. She noted  
13 that some of the changes suggested by engineering have been made but noted that they  
14 wanted to ensure that the Planning Commission recommendation held up and they were  
15 concerned that if they changed the plans substantially, then those recommendations would  
16 hold less weight. She stated that the Planning Commission had a really good discussion on  
17 this application and staff wanted to make sure that had some power with the Council. She  
18 stated that the engineering comments are generally on adjustments to the plans and things  
19 like the size of the buildings and dimensions of impervious surface areas would only shift  
20 a bit. She stated that a Stormwater Facilities Maintenance Agreement will be very  
21 important. She stated that staff had also asked for adjustment and clarification to the tree  
22 preservation plan which the applicant has made. She reviewed some of the other comments  
23 made by engineering and the fire department. She noted that the applicant held a  
24 neighborhood meeting in April of 2022 which had 12 people in attendance and 13 public  
25 comments were received by the Council packet deadline with one additional comment that  
26 came in after the deadline which had been placed on the dais. She shared the favorable  
27 comments on the proposal as well as some of the concerns raised surrounding traffic and  
28 increased building massing. She explained that the Planning Commission voted 4-2 in  
29 favor of recommending approval, with the conditions, as noted.

30 Mayor Mouton invited the applicant to address the Council.

31 Matt Mithun, 465 Bovey Road, introduced Ryan Samsa, from ESG. Mr. Mithun  
32 stated that it has been a pleasure working with both Planner Quarles and Community  
33 Development Director Goellner over the last few years on this project. He shared a bit of  
34 history of site and the area and noted that this project has gone through many iterations and  
35 believes that both the utility and the aesthetics are going to be greatly enhanced with this  
36 proposal. He explained that their plan modifies what is largely an automobile oriented use  
37 to a much more pedestrian friendly mixed-use development and noted that the vast majority  
38 of the parking will be underground. He stated that they feel this proposal will fill a housing  
39 void in the City and will offer some less expensive units in downtown. He explained that  
40 special attention was given to the public use of the site with the parks and greenspace that  
41 he feels were designed to be used. He noted that the current site has no stormwater  
42 management and this proposal has a very robust management plan and reiterated that he  
43 feels the visual aspect of this project will be much better than what is currently there.  
44 He reviewed the parking and traffic information and explained that they had tried to  
45 incorporate affordable units onsite but the numbers just did not work, so they have

1 partnered with Interfaith Outreach and ODC and have purchased other buildings in an  
2 alternate location.

3 Burt Coffin, ESG Architecture and Design, 500 Washington Avenue S,  
4 Minneapolis, explained that this process has been an incredibly collaborative effort with  
5 staff and feels all the input they have gotten has greatly improved the project. He gave a  
6 more detailed overview of the parking approach and explained why they felt it was a  
7 benefit. He noted that their plan reduces the surface parking to 75 spaces which is about  
8 half of what is currently in place. He stated that the parking plaza will be landscaped and  
9 partially concealed from the street by the bank. He stated that the Planning Commission  
10 had a detailed conversation about the parking and noted that they feel there is  
11 complementary uses for the shared parking. He reviewed details from their stormwater  
12 management plans for an infiltration and flow control system. He reviewed renderings that  
13 depict the building heights and design details.

14 Ryan Herm, Landscape Architect, Urban Ecosystems Landscape Architects, noted  
15 that there are a number of trees that they would like to save, but there are also a lot of trees  
16 that are unkempt, safety hazards, or species that they would not want to plant in the City.  
17 He stated that along the south side their goal was to keep an 'urban forest' condition and  
18 noted that they are planning to add 400 new trees on the site. He stated that they have  
19 provided some options for the plaza on the east corner with the goal that this really be  
20 something for the community. He showed a rendering of their hyper-pollinator meadow  
21 that they are proposing and noted that they have done this same type of thing nearby at  
22 Room and Board which has been very successful.

23 Mr. Buchanan asked if staff had seen any of the proposed building façade materials.  
24 Mr. Samsa explained that they had provided a digital sample board of the material pallet  
25 but not an actual sample. Mr. Buchanan stated that he feels an actual sample is important.

26 Mayor Mouton asked where the Council would have the opportunity to review  
27 those materials. Ms. Quarles stated that the digital sample materials were included in the  
28 packet.

29 Ms. Goellner suggested that the applicant could provide actual sample materials  
30 and bring them to City Hall to allow for the Council to view the materials. She stated that  
31 all of the materials they are proposing are permitted materials.

32 Mayor Mouton asked if the Council had any questions for staff on this proposal.

33 Ms. Iverson asked about the sidewalks and how much closer to the road the new  
34 sidewalks were in comparison to the existing sidewalks. Ms. Quarles stated that she would  
35 look up that information.

36 Ms. Iverson asked how residents would be able to determine what is a private  
37 garden or park and to determine what would be public garden or park. Ms. Quarles stated  
38 that this was part of the discussion with the applicant, particularly for the southern area  
39 near the townhomes. She stated that they would like feedback from the Council on how  
40 they felt this area would be perceived by the public.

41 Ms. Iverson stated that she thinks that it would appear to be part of the townhomes  
42 and not a public space. She noted that she agreed with Councilmember Buchanan that the  
43 City needs to see actual samples of the exterior materials. She asked if the rooftop  
44 mechanicals are inside or on top of the building. Ms. Quarles stated that the applicant has  
45 not provided that information but explained that one of the comments included from  
46 Planning Consultant Eric Zweber was about this issue. She stated that the applicant has

1 committed to put the equipment into one of the recesses near the parking garage entrance  
2 as well as on top of the building but had noted that any equipment on top of the building  
3 would follow the City's design standards for screening.

4 Ms. Iverson stated that it would be nice to be able to see how large those units are  
5 going to be if they are not inside the building. She asked about the building next to Maggie  
6 Manor and whether there would be a retaining wall as large as what exists there today. Ms.  
7 Quarles stated that the building face itself will essentially be the retaining wall.

8 Ms. Iverson asked how close the drive-up bank is to the road and if they were asking  
9 for a variance of 10 feet rather than 20 feet. Ms. Quarles stated that the front yard setback  
10 variance is for the residential building and explained that the bank building follows the  
11 setback requirements.

12 Ms. Iverson asked how many rental buildings are currently in the City. She stated  
13 that she would also like to know the shading effect that there will be on Superior Boulevard  
14 with the height of these buildings and expressed concern about possible icing effects on  
15 the sidewalks and what planting materials would be able to be used because of the shade.

16 Mr. Plechash asked about the benefits of granting a public easement for the south  
17 side greenspace. Ms. Quarles stated that staff has not come to any particular conclusion on  
18 that question and explained that the Planning Commission made a specific finding on the  
19 southern greenspace but most of their discussion was surrounding the eastern portion. She  
20 stated that staff feels that it could really go either way and the Council can decide if they  
21 see this as counting towards park dedication in the form of an easement. She stated that if  
22 the Council does not feel that this would be perceived as public space, then she would ask  
23 them to keep that in mind when they are making their decision.

24 Mr. Plechash explained that he would like to know the benefits if the Council is  
25 going to be asked to make this determination so they have the pros and cons. Ms. Goellner  
26 stated that first and foremost they always look for opportunities to dedicate land for a City  
27 park system because it has long term public benefits. She explained that the Parks  
28 Department did not feel that full ownership of any of this land fit within their long term  
29 plan for the City, so then they looked at what options would be good for the public to at  
30 least have access to and find themselves using. She gave the example of the lawn area in  
31 front of the Promenade which is perceived as a public space even though it is privately  
32 owned. She stated that she can personally see the eastern portion being pretty publicly  
33 accessible but feels the area in front of the townhomes may feel a bit more private. She  
34 stated that they also look at fees and whether the Council would like the developer to  
35 contribute funds to the City park system which is definitely an option to consider in this  
36 situation.

37 Mr. Plechash stated that there was a visual in the presentation of a tree screen by  
38 Maggie Manor and asked if it was a rendering or if it was an actual photograph. Ms. Quarles  
39 explained that it was a photo that had the proposed building rendered into the background.

40 Mr. Plechash stated that he is fine, in general, with the request for a variance to  
41 impervious surface, but noted that usually this request comes because the applicant needs  
42 the variance in order to provide parking. He stated that in this case, they already have more  
43 parking than they actually need and asked why they would need to have that much  
44 impervious surface. He asked if they could turn some of it into greenspace and still meet  
45 their parking needs. Mr. Mithun stated that Wells Fargo requires quite a bit of surface

1 parking, as well as the bank branch, so they are basically as low as they can go on surface  
2 parking because of the office building and the bank branch requirements.

3 Ms. MacDonald stated in looking at the photograph for the gateway area, she asked  
4 if the steps going up led to the public area. She asked staff to get more specific with what  
5 the City would be gaining in the public realm. Ms. Goellner explained that the stairs are  
6 stone stairs that lead to the east side for public seating. She stated that the applicant would  
7 like to provide some public seating and some private seating, but have some sort of  
8 partition between them in a welcoming manner as well as give visual cues that there is  
9 separation of the two spaces without it being a fence or that would give the 'Keep Out'  
10 kind of look. She stated that their plans are to use stones and tree plantings that would make  
11 a person really have to traverse the area to go into it and would give a person the thought  
12 that perhaps they don't really want to do it.

13 Ms. MacDonald stated that she thinks that sounds like it will be very confusing for  
14 the public, similar to the front yard area of the townhomes. She asked if people would be  
15 able to access the patio area from Wayzata Boulevard. Ms. Goellner stated that they would  
16 be able to access the area so it may be used as a cut through, but because it is so close to  
17 the sidewalk it may not be used that way very frequently.

18 Ms. MacDonald asked about the glazing design standard deviation and stated that  
19 it appears as though they were suggesting vines and asked if that would just be a seasonal  
20 approach to screening. She stated that she has a similar question for the ravine on the west  
21 side. Ms. Quarles stated that the Planning Commission set a condition for the bank wall  
22 was specifically about greenery, but is not sure if they gave it a lot of thought as to what it  
23 would look like during the winter months.

24 Mr. Herm explained that the planting goal for all of this is that it will look beautiful  
25 for all seasons. He stated that they are planning a mix of evergreens and deciduous  
26 plantings. He stated that if the vines do go dormant in the winter, they will have to figure  
27 out a way to screen in front of them in a gentle fashion, such as using evergreens. He stated  
28 the details are yet to be determined, but assured the Council that they will keep their  
29 concerns in mind.

30 Ms. MacDonald asked that they use a creative approach and perhaps even come up  
31 with an architectural detail to address this issue. She asked about the height of Presbyterian  
32 Homes and explained that she was trying to get any idea of scale of this project in  
33 comparison. Ms. Quarles stated that she believes it is 60 feet from ground and noted that  
34 they do not have the terracing effect.

35 Ms. MacDonald asked if the elevation of Presbyterian Homes is lower than this  
36 project. Ms. Quarles stated that it definitely would be because they are built directly over  
37 a swamp so it is as low as it gets. She stated that it is worth standing on the current site  
38 today to see how you look out at Presbyterian Homes. She stated that if you are standing  
39 at the top of the site, you essentially find yourself looking at the top of it.

40 Ms. MacDonald asked if the height of the three-story residential building would be  
41 similar to that of Presbyterian Homes, for example, if you are standing on Superior. Ms.  
42 Quarles answered that she did not know that answer and explained that part of the reason  
43 that they tried to provide a significant amount of renderings was to try to guess at that  
44 question. She stated that the tallest part of the residential building is the last portion as you  
45 get closer to Wayzata Boulevard and from what she can tell it is pretty tough to see that if  
46 you are standing on Superior.

1 Mayor Mouton asked about the requirements to protect the creek from infiltration  
2 of construction materials or silt. Ms. Quarles stated that Public Works Director/City  
3 Engineer Kelly has stated that there will be a standard erosion control plan in order to  
4 mitigate the impact.

5 Mayor Mouton asked if this fed directly into the lake. Public Works Director/City  
6 Engineer Kelly stated that the water that comes from this particular site runs south and into  
7 the treatment pond adjacent to the Section Foreman house. He stated that the water  
8 treatment plan that they have for the site he would consider pre-treatment and reiterated  
9 that the site does not currently have any treatment.

10 Mayor Mouton clarified that she was more concerned about how the City was going  
11 to mitigate these issues during the construction process. Mr. Kelly explained that the  
12 applicant had not yet provided a construction erosion protection plan, but it will be one of  
13 the requirements as part of the overall grading plan.

14 Mayor Mouton asked about the height of the buildings and noted that her  
15 understanding was that the City has a specific ordinance in place that is based on amount  
16 of acreage and this is not even remotely close to that yet. Mr. Schelzel explained that  
17 Presbyterian Homes is a unique development in town and has a PUD which allowed the  
18 height to be approved. He stated that this project is not a PUD which is why they either  
19 need to comply or need the height variance for the residential parcel.

20 Mayor Mouton stressed the importance of a construction management plan that will  
21 include parking of contractors, staging of trucks, and congestion on Wayzata and Superior  
22 Boulevards. She asked about slide #16 of the developer's presentation which had a  
23 rendering with trees along Superior and Wayzata Boulevard. She explained that it feels  
24 pretty similar to what is in place today in terms of tree coverage. She asked if this rendering  
25 depicted the existing trees and if not, what kind of age progression was used for this  
26 rendering. Mr. Herm stated that they are planting the site extremely densely so in year 1 to  
27 year 10, it will feel significant because a 3 inch caliper tree is still 20 feet tall. He stated  
28 that means they also have to think about whether it will be too dense in 20-30 years, but in  
29 this case, he thinks it will feel like a lot of new trees on day one. He noted that the rendering  
30 photo Mayor Mouton referred to was depicting the new trees at 10-15 years of age.

31 Mayor Mouton stated that Superior Boulevard is getting busier and asked if there  
32 would be signage indicating that there is a driveway or an entrance that will be there in  
33 order to slow people down off the hill. She stated that she is a bit concerned about the  
34 winter months with people make turns onto Superior and zipping down and encountering  
35 a car waiting to turn. Mr. Kelly stated that the project is using an existing driveway location.  
36 He noted that there will be a bit more traffic and stated that the City can look at this more  
37 closely as things move along. He stated that he would be more concerned if the driveway  
38 had moved a bit further to the south because it would truly be hidden. He noted that if  
39 additional signage is needed, they can certainly put in a 'Blind Driveway' sign or  
40 something similar.

41 Mayor Mouton asked what length they are looking at in terms of escrow for the tree  
42 survivability. Ms. Goellner noted that she believes it was three years in the City code.

43 Mayor Mouton asked about the amount in escrow and if it would be relative to the  
44 number of inches planted. Mr. Kelly confirmed that this was correct.

45 Mayor Mouton asked about parking for neighboring businesses. Mr. Mithun stated  
46 that there may be some usage, for example, if the VFW is really hopping, but there is



1 nothing formal. He stated that he suspects that there will still be able to be the same  
2 informal usage as currently exists.

3 Mayor Mouton asked about the linear feet for the design deviation. Ms. Goellner  
4 stated on the apartment building, if there was no massing break, it would be about 319 feet  
5 long. She explained that what they have done is broken it up into about 147 feet and 146  
6 feet for each core and then in between the hallway that can be seen through is about 25 feet  
7 long. She noted that they are requesting a design deviation for that because there is a  
8 hallway and is not a complete break in the façade.

9 Mayor Mouton stated that there would be rooftop mechanicals that would be  
10 appropriately screened and asked if that was for the building that requires a height deviation  
11 and if that meant there would be additional height. Ms. Goellner noted that she does not  
12 think that point had been specifically discussed and suggested that the applicant could give  
13 more details. She stated that if there is a plan for this she would like to see those details  
14 memorialized in a development agreement.

15 Mr. Coffin stated that for the bank building and the office building, the parapets are  
16 tall enough that it will screen all of the mechanical equipment. He referenced a recessed  
17 area on the residential building rooftop near the parking entry that they are hoping to use  
18 as an area for the mechanical equipment. He stated that it is a bit early in the process for  
19 them to be able to completely determine what the mechanical equipment will be, so there  
20 may be areas on the roof that will need mechanicals. He stated that they would plan to work  
21 closely with staff to ensure that it was adequately screened. He noted that he did not believe  
22 that mechanical equipment would count towards the height of the building. Ms. Goellner  
23 noted that they typically allow up to five feet for certain types of equipment, however, in  
24 this case with the building already being over the height requirement, she would prefer that  
25 it be included in the calculation for the height variance. She stated that she would ask them  
26 to find a solution that does not make the building any taller than the proposed 51 feet. even  
27 with mechanicals.

28 Ms. Goellner noted that staff has answers to a few of the questions that were raised  
29 earlier in the discussion. She explained that the sidewalks are about in the same place as  
30 they are right now and that the City holds tree escrow for three years depending on the  
31 health of the tree.

32 Ms. Quarles stated that a question was raised about the number of rental buildings  
33 in the City and from what she can tell there is currently 19 buildings which works out to at  
34 least 350 units.

35 Mayor Mouton suggested that the Council discuss each parcel and the requests  
36 individually.

37 Mr. Dahl stated that as part of their discussion, staff would also like Council to  
38 provide insight on whether they prefer having more public easement type land on the  
39 property or not.

40 Mr. Schelzel suggested that the Council may want to follow the 'road map' on page  
41 109 of the Council packet to help with their discussion.

42 Ms. Iverson stated that she is not comfortable looking at this project by parcel  
43 because she feels it needs to be looked at inclusively.

44 Ms. Schelzel stated that he would still suggest following the approach on page 109  
45 because it will cover everything and feels that Councilmember Iverson would still have the  
46 opportunity to express her concerns as they move through this discussion.

1 Mayor Mouton stated that she likes the idea of discussing things this way but noted  
2 that in the end, the vote will end up being about the whole, inclusive project. She led  
3 Council discussion about the Preliminary Plat for subdivision of property into 3 lots;  
4 rezoning of 2 new lots; CUPs for bank drive-thru, swimming pool, and off-site parking;  
5 variances for side yard setbacks, front yard setback, building height, and impervious  
6 surface; and design standard deviation for reduced glazing and massing break. The Council  
7 shared their support and concerns for each request and also shared different ideas for  
8 making the appearance of the vault wall be more aesthetically appealing such as a mural,  
9 year-long greenery, or trompe-l'oeil. The Council also urged the developer to consider  
10 what kind of architectural elements can help break up the façade so it is not just solid brick  
11 on the residential building with just a few recessed balconies and try to find ways to soften  
12 the appearance and incorporate 'charm'.

13 There was Council consensus that while the developer was proposing beautiful  
14 greenspaces, the Council felt they did not appear to be public spaces and would be in favor  
15 of parkland dedication fees.

16 Mr. Plechash commended the Planning Commission, staff, and specifically Planner  
17 Quarles for their work on this application, because he knows how much work has gone into  
18 it.

19 Ms. Iverson expressed her overall concern for this concept. She stated that she feels  
20 it is too dense with too much trying to happen in one space, does not meet the design  
21 standards, nor did she feel there was anything charming about it. She expressed concern  
22 about the color of the stone and explained that she wished that there had been a physical  
23 sample available. She stated that she did not feel like the proposal felt like a 'gateway' to  
24 a lake community because the design feels 'urban'. She stated that she also has concerns  
25 about traffic going down Central Avenue South as construction begins. She stated that she  
26 would like some thought to be put into how the City can mitigate additional pass-through  
27 traffic.

28 Ms. Mouton asked staff to give an encapsulation of the additional conditions based  
29 on the Council's discussion.

30 Ms. Goellner gave an overview of the resolution and the conditions, as discussed,  
31 related to adding detail to the screening of the bank wall. She stated that the Council had  
32 asked that it would provide year round screening, if vegetation was used, but also suggested  
33 that there could be some architectural detail or public art. She stated that she would suggest  
34 that the language state, 'as approved by staff'.

35 City Attorney Schelzel stated that as he looks at the way this has been articulated  
36 the condition in the draft resolution, one of the conditions is for a Development Agreement  
37 which will incorporate many of the things that the Council has been discussing this  
38 evening. He stated that there are quite a few details that will need to be worked out between  
39 staff and the applicant's team and noted that the language for this particular condition could  
40 be changed to say 'update the plans' and not specifically refer to landscaping. He reiterated  
41 that since there are a few options on the table, those could be presented with the  
42 Development Agreement. He stated that he did not believe that the Council needed to mess  
43 too much with the condition, as written because there will be enough guidance with the  
44 minutes and when the Development Agreement is brought back for approval.

45 Ms. Goellner stated that she thinks the rest of the items discussed can also be  
46 incorporated into the condition about the Development Agreement. She stated that another

1 point discussed was that any mechanical equipment needs to be no taller than what is  
2 allowed by the variance and be fully screened. She stated that she thinks it is also important  
3 to capture that the proposed pollinator meadow is very important to the plan even though  
4 is not a Code required piece, but was an option that the Council found very attractive. She  
5 stated that it is also important to note that the Council does not want to see fences around  
6 the spaces in the front yard. She stated that she believes the direction from the Council is  
7 that the greenspace areas will remain under private ownership and that a park dedication  
8 fee be calculated. She noted that the City could give a reduction for the internal pedestrian  
9 stairway connection and the swimming pool.

10 There was consensus of the Council to give a reduction for the internal pedestrian  
11 stairway connection and the private swimming pool.

12 Ms. Iverson suggested a potential condition that there be a six foot tall chain link  
13 fence by Maggie's Manor because sometimes the erosion controls do not help. She  
14 explained that this would be an effort to keep any potential construction debris, parking, or  
15 materials from going onto that site. She stated that she thinks it is a simple 'ask' that will  
16 be successful.

17 Mayor Mouton asked if that could be something incorporated into the Construction  
18 Management Plan rather than being a condition of approval tonight.

19 Ms. Iverson stated that would be fine as long as staff recognizes that it should be  
20 included in the Construction Management Plan.

21 Mr. Schelzel stated that he would agree with this approach because there is a lot  
22 that would need to be fleshed out in terms of details such as location and duration. He stated  
23 that will also be part of the Development Agreement.

24 Ms. MacDonald stated that there was a request that staff and the applicant be very  
25 thoughtful about the materials they end up using and asked if that was something that  
26 should be included as a condition.

27 Mayor Mouton noted that is a good question because everything the applicant has  
28 presented is within the Design Standards.

29 Ms. Goellner stated that all the proposed materials do meet the City's Design  
30 Standards so anything the Council would request would be above and beyond the Code, so  
31 it would need to be tied to a specific request and be made very clear why it was being  
32 requested.

33 Mr. Schelzel stated that he believes the Council has expressed an interest in making  
34 sure that the physical samples of the materials match what has been presented in digital  
35 form and explained that staff can confirm that before the Development Agreement is  
36 brought back. He stated that making this a condition of approval would be problematic in  
37 several areas.

38  
39 Mayor Mouton asked for a motion on the draft resolution. Mr. Plechash made a motion,  
40 seconded by Mr. Buchanan, to Adopt Resolution No. 35-2022 Approving Preliminary Plat,  
41 Rezoning, Conditional Use Permits, Variances and Design Deviations for 900 Wayzata  
42 Boulevard East and Approve First Reading of Ordinance 814 to Amend the Official Zoning  
43 Map of the City to Rezone Property at 900 Wayzata Boulevard East, with the additional  
44 conditions articulated by Community Development Director Goellner. The motion carried  
45 4/1 (Council Member Iverson opposed).

1 Mayor Mouton expressed her gratitude to Planner Quarles, Community Development  
2 Director Goellner, Public Works Director/City Engineer Kelly, the Planning Commission,  
3 City Attorney Schelzel, and the applicant for all their hard work on this proposal.

4  
5 **b. Consider Adoption of Resolution 30-2022 Approving Excess Reserve**  
6 **Transfers**

7 Mr. Dahl noted that Councilmember Iverson had left the meeting at 10:39 p.m.

8 Administrative Services Director Yager gave an overview of the proposed excess  
9 reserve transfers based on discussion at a previous Council workshop meeting to be  
10 allocated to the Lakefront Fund and the Facilities and Infrastructure Fund.

11  
12 Mayor Mouton asked for a motion on the application. Ms. MacDonald made a motion,  
13 seconded by Mr. Plechash, to Adopt Resolution No. 30-2022 Approving Excess Reserve  
14 Transfers. The motion carried 4/0.

15  
16 **AGENDA ITEM 9. City Manager's Report and Discussion Items.**

17 **a. Upcoming Events/Announcements**

- 18 • July 21, 2022 will be the annual softball game between the Police and Fire  
19 Departments, following the Chamber appreciation picnic.
- 20 • July 27, 2022 there will be an Open House on the Panoway Plaza to unveil the  
21 updated designs and get feedback from the community.
- 22 • On August 2, 2022, there will be Night to Unite activities beginning with a  
23 luncheon at 11:30 a.m. and the various block parties around the City happening that  
24 evening.

25  
26 **b. Council Member Updates/Announcements**

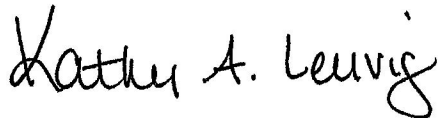
27  
28 **AGENDA ITEM 10. Public Forum Continued (if necessary).**

29 There were no comments.

30  
31 **AGENDA ITEM 11. Adjournment.**

32 There being no further business, Mayor Mouton asked for a motion to adjourn. Mr.  
33 Plechash made a motion, seconded by Ms. MacDonald to adjourn. Mayor Mouton  
34 adjourned the meeting at 10:46 p.m.

35  
36 Respectfully submitted,



37  
38  
39  
40 Kathy Leervig

41 City Clerk

42  
43 Drafted by Kayla Rokosz

1 *TimeSaver Off Site Secretarial, Inc.*