

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, July 17, 2023

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

Meeting ID: 858 1711 3334 Passcode: 658993

Members of the public may attend this Planning Commission meeting in person, or watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.



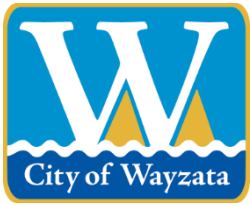
Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of June 26, 2023
 - b. Approval of Planning Commission Report and Recommendation for Approval of Impervious Surface Variance at 374 Ferndale Rd W
 - c. Approval of Planning Commission Report and Recommendation for Approval of Impervious Surface Variance and Parking Area Setback Variance at 138 Huntington Ave S
5. **Public Hearing Items**
 - a. Consideration of Zoning Text Amendments to Chapter 918, Fencing/Screening
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - July 18, 2023
Planning Commission - August 7, 2023

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: July 17, 2023	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of June 26, 2023	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of June 26, 2023

ATTACHMENTS:

1. Draft Planning Commission Minutes of June 26, 2023

1 **WAYZATA PLANNING COMMISSION**
2 **MEETING MINUTES**
3 **JUNE 26, 2023**

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

7
8 Vice-Chair Sorensen called the meeting to order at 6:30 p.m.

9
10 Vice-Chair Sorensen read a prepared statement outlining multiple options for joining remotely or
11 submitting comments and questions.

12
13 **AGENDA ITEM 2. Roll Call**

14
15 Vice-Chair Sorensen asked Community Development Director Goellner to take roll call.

16
17 Present at roll call were Commissioners: Merriam, Sorensen, Severson, and Elg. Community
18 Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney
19 David Schelzel were also present.

20
21 Absent at roll call were Commissioners: Schwalbe, Douglas and Stockton

22
23 **AGENDA ITEM 3. Approval of Agenda**

24
25 Vice-Chair Sorensen asked for a motion to approve the agenda for the meeting.

26
27 Commissioner Merriam made a motion, seconded by Commissioner Severson, to approve the June
28 26, 2023 agenda as presented. The motion carried unanimously.

29
30 **AGENDA ITEM 4. Consent Agenda**

31
32 **a.) Approval of the May 15, 2023 Planning Commission Meeting Minutes**

33
34 Vice-Chair Sorensen read the item on the consent agenda and asked if any Commissioner wished
35 to pull it for further discussion.

36
37 Hearing no such request, Vice-Chair Sorensen asked for a motion to approve the Consent Agenda
38 as presented.

39
40 Commissioner Elg made a motion, seconded by Commissioner Merriam, to approve the Consent
41 Agenda as presented. The motion carried unanimously.

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

44
45 **a) Consider Application for Impervious Surface Variance at 374 Ferndale Road W**
46

1 Assistant Planner, Valerie Quarles, gave a presentation on the application and reviewed the project
2 location, the surrounding zoning/land use designations, and the existing conditions, including the
3 neighbor's driveway that crosses over the property line. She explained that the application is for
4 a variance to build a new patio and add a pool to the rear yard. She reviewed details of the
5 impervious surface variance request as well as proposed stormwater management plans. She
6 reviewed the notifications given for the public hearing and explained that there was a small
7 problem with the newspaper notice that had an inaccurate address within the body of the notice,
8 but explained that the other information was accurate. She reviewed the questions for consideration
9 of the variance by the Commission.

10
11 At the conclusion of the Staff presentation, Vice-Chair Sorensen asked if the Commission had any
12 questions for Staff.

13
14 Commissioner Severson asked if the neighbor's driveway went away, whether there would still be
15 a need for a variance.

16
17 Assistant Planner Quarles stated that she believes that driveway is what puts them over the 20%
18 limit for impervious surface.

19
20 Commissioner Merriam noted that the applicant had provided the specific numbers in their
21 narrative. She stated that the existing hardcover is 22.4% and they are proposing 24.9% and the
22 neighbor's driveway is 1,870 sq. ft. of hardcover, which if removed would bring the hardcover
23 amount down to 20.2%. She stated that she looked at the property today and stated that the
24 neighbor's driveway placement and the tree coverage make it appear that this property is smaller
25 than it is.

26
27 Assistant Planner Quarles stated that she believes the neighbor's driveway was built in the late
28 1970s.

29
30 There being no further questions from the Commission for Staff, Vice-Chair Sorensen invited the
31 applicant to address the Commission.

32
33 Jeremy Schultz, Outdoor Perfection, representing the applicant, stated that it appears as though at
34 one point the driveway was part of the 374 Ferndale parcel and then subdivided, but is unsure why
35 it was left on this parcel.

36
37 Assistant Planner Quarles noted that if there was a subdivision on the past, she would guess that
38 about the driveway encroachment on the current parcel was due to minimum frontage length
39 requirements.

40
41 There being no questions for the applicant, Vice-Chair Sorensen opened the public hearing on the
42 application at 6:47 pm.

43
44 Community Development Director Goellner stated there were no people that called in to the
45 meeting that have asked to speak at the public hearing.
46

1 There being no one wishing to comment on the application, Vice-Chair Sorensen closed the public
2 hearing at 6:48 pm.

3
4 Vice-Chair Sorensen asked for the Commission to share their thoughts and feedback on the
5 application.

6
7 Commissioner Elg stated that he believes this is a reasonable request, and explained that he did
8 not think it will change the character of the community and believes that they do have a unique
9 circumstance with the position of the neighbor's driveway.

10
11 Commissioner Merriam stated that she agreed, and also that she sees the practical difficulty with
12 the driveway easement running across their property which increases their hardcover. She noted
13 that without the neighbor's driveway, the request would only be for a .2% variance.

14
15 There being no further discussion, Vice-Chair Sorensen asked for a motion on the application.

16
17 Commissioner Merriam made a motion, seconded by Commissioner Severson, to direct staff to
18 prepare a draft Planning Commission Report and Recommendation with appropriate findings
19 reflecting a recommendation of approval of the impervious surface variance requested at 374
20 Ferndale Road West for review and adoption at the next Planning Commission meeting. The
21 motion carried unanimously.

22
23 **b) Consider Application for Impervious Surface Variance and Parking Area Setback**
24 **Variance at 138 Huntington Avenue S**

25
26 Assistant Planner Quarles gave an overview of the application for impervious surface and parking
27 area variances for the property located at 138 Huntington Avenue S. She reviewed the project
28 location, the zoning and land use in the surrounding neighborhood, existing conditions, and the
29 plans in the application to take the current driveway and reconstruct it with permeable pavers. She
30 explained that the proposal is to decrease the current nonconforming hardcover on the property
31 from 40.94% to 38.3%, and noted that they are also requesting a variance to acknowledge that
32 the side yard setback for the parking area is 1 foot rather than the required 10 feet. She reviewed
33 engineering comments and the neighborhood notification that went out on the application and
34 public hearing.

35
36 At the conclusion of the Staff presentation, Vice-Chair Sorensen asked if the Commission had any
37 questions for Staff.

38
39 Commissioner Merriam asked if, because the applicant was planning to change the driveway from
40 asphalt to permeable pavers, they get credit within their hardcover calculations.

41
42 Planner Quarles explained that when it comes to permeable pavers, it depends on whether they are
43 in the Shoreland District or not. She stated that in this situation, there are no credits because this
44 Property is not within the Shoreland District, but the permeable pavers are still an important part
45 of the application because they mitigate the extra hardcover.

1 Commissioner Merriam clarified that this application was not asking for an additional impervious
2 surface because of additional deck or patio spaces, but were asking for it because they were already
3 over and are attempting to make the situation better by using the permeable pavers.
4

5 Planner Quarles stated that was correct.
6

7 Commissioner Merriam stated that this appears to be another situation where the question is how
8 the setback got this way initially, but noted that the property was already this way when the
9 applicant purchased it.
10

11 Commissioner Severson asked about the parking area setback, and clarified that the applicant was
12 not asking for anything more but this action would just outline the current conditions of the 1 foot
13 setback. She asked if the idea was just to document this situation with a variance so it would be a
14 legal non-conformance.
15

16 Planner Quarles stated the strategy was to entitle the condition so it was not just kept as a non-
17 conforming condition, but brought into conformance with the Zoning Ordinance through
18 variances.
19

20 There being no further questions for Staff, Vice-Chair Sorensen invited the applicant to address
21 the Commission.
22

23 Applicant representatives Dan Vanderheyden and Chris Bachinski of Black Dog Homes
24 introduced themselves. Mr. Bachinski gave an overview of the proposal for using permeable
25 pavers for the driveway surface.
26

27 Commissioner Elg asked about the current garage setback.
28

29 Mr. Bachinski stated that it is roughly the same as the driveway and believes the garage door is
30 about 2 feet off the corner of the garage.
31

32 There being no additional questions from the Commission for the applicant, Vice-Chair Sorensen
33 opened the public hearing on the application at 7:05 pm.
34

35 John Blank, 138 Huntington Avenue S, and applicant stated that he has a letter of support from his
36 neighbors for their proposed plans.
37

38 Gordy Straka, 130 Huntington Avenue S, stated that he lives next door and noted that if the current
39 driveway was put in illegally, it would have been when Councilmember Mullin owned the home.
40 He stated that he sits about 2 feet lower than Mr. Blank's property and asked what would happen
41 with the impervious pavers if there is more water than can be held in those pavers. He expressed
42 concern that the water would then make its way to his yard. He stated that he has had good luck
43 with the existing blacktop because the water runs out to the street and then to the stormwater drain.
44 He stated that the driveway has been in this location for the entire 54 years that he has lived in this
45 home. He stated that he was in support of the project.
46

1 Community Development Director Goellner noted there were no people that called in to the
2 meeting that have asked to speak at the public hearing.

3
4 There being no one else wishing to comment on the application, Vice-Chair Sorensen closed the
5 public hearing at 7:09 pm.

6
7 Vice-Chair Sorensen asked for the Commission to share their thoughts and feedback on the
8 application.

9
10 Commissioner Merriam noted that Mr. Straka had asked about where the water would go, and
11 explained that was a question for the engineer and asked for reassurance that any design that is
12 used is reviewed with that concern in mind. She stated that she was sure that had already been
13 done, but asked staff to make note of the specific concern raised by Mr. Straka.

14
15 Commissioner Severson stated that she thinks this is a reasonable request and they are reducing
16 the amount of non-conforming hardcover.

17
18 Commissioner Elg stated that he was also in favor of this request. He noted that he was not an
19 engineer, but assumes that the idea is that the water would continue to leach into the soil and sink
20 and if it exceeds the amount that can be held, the driveway would have some slope or grade of
21 some kind so it would still be directed towards the street.

22
23 There being no further discussion, Vice-Chair Sorensen asked for a motion on the application.

24
25 Commissioner Severson made a motion, seconded by Commissioner Elg, to direct staff to prepare
26 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
27 recommendation of approval of the impervious surface variance and parking area setback variance
28 for property located at 138 Huntington Avenue South for review and adoption at the next Planning
29 Commission meeting. The motion carried unanimously.

30
31 **c) Consider Application for Subdivision and Report and Recommendation of**
32 **Approval at 1030 Lake Street E**
33

34 Assistant Planner Quarles gave an overview of the application, including project location, the
35 surrounding zoning and land use in the neighborhood, existing conditions, and the development
36 application. She noted that the request is to subdivide the existing parcel into two parcels, demolish
37 the current home and garage and build a new home on each parcel. She reviewed the existing
38 wetland, buffer area, and stormwater plans, as well as the proposed tree removal, preservation, and
39 replacement plans. She reviewed the engineering comments and the neighborhood notifications.
40 She stated that the City received no public comments on this application. She noted that staff had
41 already prepared a draft report and recommendation of approval for the Commission's
42 consideration.

43
44 At the conclusion of the Staff presentation, Vice-Chair Sorensen asked if the Commission had any
45 questions for Staff.

46

1 Commissioner Elg asked if the tree replacement policy takes into consideration the viability of a
2 tree.

3
4 Planner Quarles stated that it does take that into consideration and explained that is where the
5 dead, diseased, and dying provision mentioned previously comes into play. She stated that if there
6 is a tree that is already on its way out, the City recognizes that it does not make sense to penalize
7 someone for removing a tree that should be removed so those are not included in the calculations.
8

9 Commissioner Merriam referenced page 47 of the staff report and that it mentioned a general
10 sketch of the spec home, but noted that had not been included in the packet. She asked if that was
11 available for review.

12
13 Planner Quarles explained that page 47 of the report was the applicant's narrative, and noted that
14 she can ask them for clarification on that question.

15
16 Commissioner Severson stated that there was discussion about the hardcover limit for Lot #2 with
17 regard to the Shoreland Overlay District. She asked for additional information and if the
18 expectation was that a variance would need to be approved in the future.

19
20 Planner Quarles stated that the way it is set up is that if a project is over the zoning district limit of
21 35%, that is when it will need to come to the Commission with a variance request. She stated that
22 if the hardcover is between 25-35% it is a staff approval process for the required stormwater
23 improvements alone.

24
25 Vice-Chair Sorensen asked if the fee in lieu referenced is in addition to what had already been
26 paid.

27
28 Planner Quarles stated that she believes that is correct, and that the City already has escrow of
29 about \$56,000 for trees that were already removed.

30
31 There being no further questions for Staff, Vice-Chair Sorensen invited the applicant to address
32 the Commission.

33
34 Applicant Dan Vanderheyden, Black Dog Homes, stated that they are in the process of designing
35 the spec home but noted that he had copies of the plans on his laptop if the Commission would
36 like to see those plans. He reminded the Commission that what is currently being shown for Lot
37 #2 is a 'for instance' type of situation that is meant to show what 'could' go there, not what 'will'
38 go there.

39
40 Commissioner Severson asked if Mr. Vanderheyden expected that both of the eventual homes
41 would be within all the setbacks, or if he expected to have any future variance requests.

42
43 Mr. Vanderheyden stated that he did not expect that he would be requesting any future variances.

44
45 There being no questions from the Commission for the applicant, Vice-Chair Sorensen opened the
46 public hearing on the application at 7:35pm.

1
2 Community Development Director Goellner stated there were no people that called in to the
3 meeting that have asked to speak at the public hearing.

4
5 There being no one wishing to comment on the application, Vice-Chair Sorensen closed the public
6 hearing at 7:36 pm.

7
8 Vice-Chair Sorensen asked for the Commission to share their thoughts and feedback on the
9 application.

10
11 Commissioner Severson stated that the applicant has taken the feedback that they were given a
12 few months ago and reworked their plans into something that she feels is a much better use of the
13 land.

14
15 Vice-Chair Sorensen stated that he wanted to acknowledge that this has been quite a process for
16 the applicant and the City to work through. He stated that he believes the process has worked well
17 because there was a lot of public input, and believes it is clear that the applicant had worked hard
18 to come up with a solution that will be a great addition to the neighborhood.

19
20 There being no further discussion, Vice-Chair Sorensen asked for a motion on the application.

21
22 Commissioner Merriam made a motion, seconded by Commissioner Severson, to adopt the draft
23 Planning Commission Report and Recommendation with findings reflecting a recommendation of
24 approval of the requested subdivision of the property at 1030 Lake Street East. The motion carried
25 unanimously.

26
27 City Attorney Schelzel noted that this item will go straight to the City Council and would not be
28 back before the Commission.

29
30 **AGENDA ITEM 6. Other Items:**

31
32 **a) Review of Development Activities**

33
34 **b) Planning Commission Meeting Schedule**

35
36 Community Development Director Goellner stated that the next meeting is scheduled for July 17,
37 2023, and there should be one public hearing scheduled for that meeting. She stated that there will
38 be two meetings in August on the 7th and 21st. She reminded the Commission that they had chosen
39 to proactively cancel the meeting that had been scheduled for July 3, 2023.

40
41 **AGENDA ITEM 7. Adjournment.**

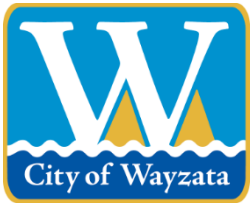
42
43 There being no further business on the agenda, Vice-Chair Sorensen asked for a motion to adjourn.

44
45 Commissioner Severson made a motion, seconded by Commissioner Elg, to adjourn the Planning
46 Commission meeting. The motion carried unanimously.

1
2 The Planning Commission meeting was adjourned at 7:43 p.m.

3
4 Respectfully submitted,
5 Kayla Atkins Rokosz
6 *TimeSaver Off Site Secretarial, Inc.*
7

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: July 17, 2023	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation for Approval of Impervious Surface Variance at 374 Ferndale Rd W	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 21, 2023 (extended to 120 days)	

BACKGROUND:

Owners Mike and Julie Speetzen, along with applicant's representative Outdoor Perfection, have applied for an impervious surface variance in order to facilitate improvements to their rear yard patio, including a new pool. The property is undersized within its zoning district and is additionally impacted by a neighbor's driveway that passes over their property.

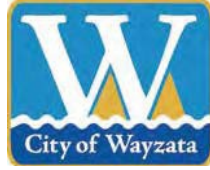
The Planning Commission discussed the application at their June 26 meeting, and voted 4-0 to recommend approval.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 374 Ferndale Rd W - Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

July 17, 2023

**REPORT AND RECOMMENDATION OF APPROVAL
OF IMPERVIOUS SURFACE AREA VARIANCE
AT 374 FERNDALE ROAD W**

SUMMARY OF RECOMMENDATION

- 1. Approval* of Variance from Impervious Surface Area Limit

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Project. The applicant and Property owners, Mike and Julie Speetzen, (collectively, the “Applicant”), together with their representative Jeremy Schultz of Outdoor Perfection, have submitted a development application (the “Application”) requesting an impervious surface area variance as part of a project to replace and expand a patio in the rear yard (the “Project”) of the Applicant’s property at 374 Ferndale Road W, legally described on Attachment A (the “Property”).

1.2 Application Request. The Applicant is requesting approval of the following variance:

- A. Variance for Impervious Surface (Sec. 951.07.B): A variance of 4.9% over the maximum impervious surface area of 20% permitted in the zoning district, for a total impervious surface area of 24.9% (the “Impervious Surface Variance”).

1.3 Property. The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

374 Ferndale Rd W	12-117-23-12-0019	MT Speetzen & JL Speetzen
-------------------	-------------------	---------------------------

1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-1A Low Density Single Family Estate District
Comp Plan:	Estate Single Family
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

1.5 Notices and Public Hearing. In accordance with City policy, the Applicant sent a letter on the Application to all property owners located within 500 feet of the Property on June 15, 2023. Notice of the public hearing on the Application was published in the *Sun Sailor* on June 15, 2023 and mailed to all property owners located within 500 feet of the Property on June 15, 2023. The public hearing on the Application was held at the June 26, 2023 Planning Commission meeting.

Section 2. STANDARDS

2.1 VariANCES. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. VariANCES shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. VariANCES may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variance. The Impervious Surface Variance requested is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. The following conditions are met for the Impervious Surface Variance (the "Variance"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface area standard for the Property due to the driveway easement that benefits a neighboring property, and that burdens and increases the impervious surface the Property, and the undersized area of the Property when compared to the R-1A minimum lot size standards.
 - B. The Applicant's Project and the Variance requested is reasonable in that the size, scope and impact of the patio expansion are unlikely to affect any surrounding property and the Project will improve stormwater management on the Property.
 - C. The Variance is due to circumstances related to the unique conditions of the Property and are not created by the Applicant, including the driveway easement burdening the Property.
 - D. The Variance would not alter the essential character of the locality in that, as noted above, the Project is entirely in the rear yard of the Property with little if no visual impact to surrounding properties.
 - E. The practical difficulties necessitating the Variance are not solely economic in nature.
 - F. The uses associated with the Project and the Variance are permitted within the R-1A Low Density Single Family Estate District.
 - G. The Applicant has provided the reasons that the Variance is justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

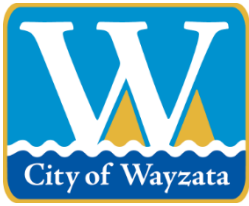
- 4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Impervious Surface Variance, subject to the following conditions:
- A. The Applicant must secure all necessary building permits for construction, including a Land Disturbance Permit under City Code §409.05, and follow all laws and regulations applicable to the Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
 - B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
 - C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 17th day of July 2023.

Attachment A
Legal Description of Property

Address	374 Ferndale Rd W, Wayzata, MN 55391
PID	1211723120019
Legal Description	Tract C, Registered Land Survey No. 1403, Hennepin County, Minnesota
Abstract or Torrens?	Torrens
Certificate No.	1554016

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: July 17, 2023	AGENDA ITEM: 4.c
TITLE: Approval of Planning Commission Report and Recommendation for Approval of Impervious Surface Variance and Parking Area Setback Variance at 138 Huntington Ave S	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 23, 2023 (extended to 120 days)	

BACKGROUND:

Applicant Karen Blank, with applicant's representative Chris Bachinski of Black Dog Homes, has submitted an application to improve the current driveway at 138 Huntington Ave S. The current driveway was paved without City approval and contributes to an illegal nonconforming condition. The proposed impervious surface variance and parking area setback variance would allow for both the improvement of the current driveway and the opportunity to bring the property into conformance with the zoning code.

The applicant was previously noted in the June 26 Planning Commission packet as John Blank. The applicant is now listed as Karen Blank in order to better link the LLC associated with the property to a representative. This has also been updated on the development application form.

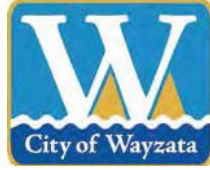
The Planning Commission discussed the application at their June 26 meeting, and voted 4-0 to recommend approval.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 138 Huntington Ave S - Planning Commission Report and Recommendation

**WAYZATA PLANNING COMMISSION**

July 17, 2023

**REPORT AND RECOMMENDATION OF APPROVAL
OF IMPERVIOUS SURFACE AND PARKING AREA SETBACK VARIANCES
AT 138 HUNTINGTON AVENUE S**

SUMMARY OF RECOMMENDATION

1. Approval* of Variance from Impervious Surface Area Limit
2. Approval* of Variance from Parking Area Setback

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 **Project.** The applicant, John Blank, and the Property owner MACARTHUR 274 LLC, (collectively, the “Applicant”), together with Applicant’s representative Black Dog Homes, have submitted a development application (the “Application”) requesting an impervious surface area variance and a parking area setback variance as part of a project to replace and expand a paved driveway with a permeable paver system in connection with a porch addition to the front of the home (the “Project”) on the Applicant’s property at 138 Huntington Avenue S, legally described on Attachment A (the “Property”).
- 1.2 **Application Request.** The Applicant is requesting approval of the following two variances:
 - A. **Variance for Impervious Surface** (Sec. 955.07.B): A variance of 3.34% over the maximum impervious surface area of 35% permitted in the zoning district, for a total impervious surface area of 38.34% (the “Impervious Surface Variance”).

- B. Variance for Parking Area Setback (Sec. 920.05.D.1): A variance of nine (9) feet less than the required parking are setback, from ten (10) feet to one (1) foot (the "Parking Area Setback Variance").

1.3 Property. The street address, property identification number and owner of the Property are as follows, and the legal description of the Property is attached.

138 Huntington Ave S	06-117-22-41-0024	MACARTHUR 274 LLC
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1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-3A Single and Two Family Residential District
Comp Plan:	Central Core Residential
Overlay Districts:	N/A
Design District:	N/A

1.5 Notices and Public Hearing. In accordance with City policy, the Applicant sent a letter on the Application to all property owners located within 500 feet of the Property on June 16, 2023. Notice of the public hearing on the Application was published in the *Sun Sailor* on June 15, 2023 and mailed to all property owners located within 500 feet of the Property on June 15, 2023. The public hearing on the Application was held at the June 26, 2023 Planning Commission meeting.

Section 2. STANDARDS

2.1 Variations. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:

- A. Variations shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variations may be granted when the Applicant establishes that there are practical difficulties in complying with the Zoning Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.

- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, staff report, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Variances. The Impervious Surface Variance and Parking Area Setback Variance requested are in harmony with the general purposes and intent of the Zoning Ordinance and are consistent with the Comprehensive Plan. The following conditions are met for the Impervious Surface Variance and Parking Area Setback Variance (collectively, the "Variances"):
 - A. The Applicant has established that there are practical difficulties in complying with the applicable impervious surface and parking area setback standards for the Property, due to the age of the home on the property and location of the existing garage.
 - B. The Applicant's Project and the Variances requested are reasonable in that they will (i) allow for the improvement of the usability, safety, and aesthetics of an existing parking area and the front of an existing house; (ii) improve stormwater management on the Property with pervious pavers and a required Stormwater Management Agreement, and (iii) will bring the Property into conformance with the Zoning Ordinance.
 - C. The Variances are due to circumstances related to the unique conditions of the Property and are not created by the Applicant.
 - D. The Variances would not alter the essential character of the locality in that, as noted above, they would allow for maintaining but improving existing conditions on the Property.
 - E. The practical difficulties necessitating the Variances are not solely economic in nature.

- F. The uses associated with the Project and the Variances are permitted within the R-3A Single and Two Family Residential Zoning District.
- G. The Applicant has provided the reasons that the Variances are justified under applicable criteria in order to make reasonable use of the land, structures and building on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Impervious Surface Variance and Parking Area Setback Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, including a driveway permit, and follow all laws and regulations applicable to the Project, including building codes, tree preservation, land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the plans for stormwater management and mitigation, and enter into a Stormwater Facilities Maintenance Agreement with the City for the ongoing maintenance of such facilities.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 17th day of July 2023.

Attachment A
Legal Description of Property

Address	138 Huntington Ave S, Wayzata, MN 55391
PID	0611722410024
Legal Description	That part of Block 45, MINNETONKA ARLINGTON HEIGHTS, described as follows: Beginning at the Northwest corner of Lot 18; thence South 60 feet on the East side of Huntington Avenue; thence East 130 feet on a line parallel to the South line of Lot 18; thence North 60 feet; thence West 130 feet, more or less in a line parallel to the South line of Lot 18, to Huntington Avenue, Hennepin County, Minnesota.
Abstract or Torrens?	Abstract
Certificate No.	N/A

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: July 17, 2023	AGENDA ITEM: 5.a
TITLE: Consideration of Zoning Text Amendments to Chapter 918, Fencing/Screening	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The intent of updating the fence code is to promote usability for the public, staff, and installers; ensure that Wayzata's aesthetic standards are being met; and ensure that all standards are practical and useful limitations that serve all stakeholders. The Zoning Task Force reviewed the attached fence code changes at their May 22 meeting and recommended that they be forwarded to the Planning Commission, with a few adjustments.

ACTION REQUESTED:

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. Chapter 918 - Staff Report
2. Chapter 918 - Proposed Changes



Staff Report
Wayzata Planning Commission
July 17, 2023

Project Name: Zoning Ordinance Text Amendments for Chapter 918, Fencing and Screening

Requests: Zoning Ordinance Text Amendments

Applicant: City of Wayzata

Prepared by: Valerie Quarles, Assistant Planner

Background

The intent of updating the fence code is to promote usability for the public, staff, and installers; ensure that Wayzata’s aesthetic standards are being met; and ensure that all standards are practical, useful, and serve all stakeholders. The chapter is broken into four sections regulating fence structures, general landscaping and maintenance, other required fencing/screening/landscaping, and mechanical equipment screening. Most significant proposed changes are within the first section.

The Zoning Task Force reviewed the attached fence code changes at their May 22 meeting and recommended that they be forwarded to the Planning Commission, with a few adjustments.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Zoning Ordinance Text Amendments (§ 903.02.F): The City proposes to make amendments to the Zoning Ordinance related to fencing and screening.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 6, 2023.

Neighborhood Notification

The proposed Zoning Ordinance Text Amendments would apply to all properties within the City and therefore does not require notification to a specific neighborhood.

Proposed Changes

City Code Section 918.01.D.8 lists allowed fencing materials. This list includes decorative masonry, wrought iron or wood, or comparable materials. The Task Force discussed the potential inclusion of vinyl-coated chain link at staff's suggestion and decided that it would not be aesthetically pleasing to allow outside of the rear yard, where it is already permitted. However, they did recommend the inclusion of plank-style vinyl fencing.



Vinyl plank fence. Image credit: Town & Country Fence

Section 918.01.E lists the specific allowed height and opacity of fences as they relate to the location of a home or building on a lot. In the current code, the tallest and most solid fences are allowed behind the rear building line of the home. Fences in the side yard can either be short and solid or they can be taller, but less opaque (50% solid). Fences in the front yard must be short and partially opaque (50% solid). Staff suggested that short, solid fences be allowed in the front yard. The Task Force rejected this condition. Staff also suggested that the 50% solid limitation for all portions of the yard be increased to 75%, to administer the current code more practically. The Task Force found this acceptable. The Task Force also accepted staff's suggestion that the shortest fence height limitation be increased from 42 inches to 48 inches, for the same reason.

Section 918.01.E.8 and 9 discuss limitations on hedges and other plantings used as fences within the R-1 and R-1A districts (unrestricted) in contrast with other residential zoning districts (restricted). The Task Force agreed that plantings as screening would be acceptable to see in all zoning districts, as greenery is a desire of most Wayzata residents. The proposed code would remove the restrictions on tall plantings in front yards in all residential zoning districts.

Section 918.01.F details which types of fences are allowed by conditional use permit. These include fences up to 8 feet in height where fences up to 6 feet in height are permitted, fences consisting of greater than 50% solid matter in front of the rear building line and up to a height of 8 feet, and barbed wire fences used to enclose an area of five acres or more. The standards used to evaluate these CUP fences are that the fence placement/height/design does not create a safety hazard from the roadway or adjoining properties, along with standard CUP criteria.

The Task Force concluded that conditional use permits are still the best way for property owners to apply for exemptions from the fence code, and that amendments to the regulations around planting as screening would provide adequate relief for most properties impacted by unique situations like abutting a highway, intersection, or other conditions that might warrant additional screening.

Staff holds the opinion that variances would be a more appropriate entitlement process for unique properties. Requested deviations from the fence code are for greater height and opacity, and variances are typically for dimensional deviations from zoning standards. Approval of a variance also rests on the applicant showing that their property is unique, that the condition they're trying to alleviate is not due to their actions, and that the variance would not alter the character of the neighborhood. These are all criteria that should be discussed for an oversized fence. In contrast, a conditional use permit process for fences only addresses character.

Only a few clerical changes are proposed to 918.03, Required Fencing, Screening, and Landscaping, as that section was recently brought through the public process as part of changes to the Tree Preservation Ordinance. No changes are proposed to 918.02, General Landscaping and Maintenance, or 918.04, Screening of Mechanical Equipment. To that end, the latter portion of 918.03 and all of 918.04 are excluded from the attached code redlines.

Standards of Planning Commission Review of Application Requests

The City's Zoning Ordinance Text Amendment request is a legislative review and decision, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Planning Commission should recommend approval of the Zoning Ordinance Text Amendment if the Commission determines that there are no substantial adverse effects of the amendment in City Code §903.02.F.

Primary Question to Consider

- Does the proposed zoning amendment have an acceptable effect on the areas in which it is proposed?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

Attachments

Proposed Amendments to Chapter 918

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, **staff has highlighted in bold** the criteria that may require additional discussion with the Planning Commission.

Zoning Amendment (903.02)

The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's conformity with present and future land uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- 4. The proposed use's effect on the area in which it is proposed.**
5. The proposed use's impact upon property value in the area in which it is proposed.
6. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

CHAPTER 918 - FENCING/SCREENING

918.01 - Fence Regulations.

A. **Permit Required.** Except as otherwise provided herein, no person shall erect, alter or relocate any fence within the City without first having been issued a permit therefor.

B. **Permit Fee.** A fee as established by City Council resolution shall be charged for a permit issued under this section for new fences, as well as the replacement of fences in the same location.

C. **Application Procedures.** Each application for a permit under this Section shall be submitted to the Zoning Administrator on forms provided by the City. Each such application shall include:

1. A Site plan drawn to scale showing the location of house(s), garage(s), and other improvements on the lot and the location of the fencing to be erected, altered or relocated.
2. A sketch or photocopy of the proposed fence.
3. Where appropriate, the signature of all side abutting neighbors.

D. **General Provisions.** All fences within the City shall be subject to the following general provisions:

1. No fences shall be placed on or extend into public rights-of-way.
2. All fences (hedges and plantings excluded) constructed shall require a permit under this Section. Permits may be issued by the Zoning Administrator or designee, if all requirements of this Ordinance have been met.
3. That side of any fence considered to be its "face" (i.e., the finished side having no structural supports) shall face abutting property.
4. Both sides of any fence shall be maintained in a condition of reasonable repair and appearance by its owner and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private.
5. Barbed wire fences are only allowed in the City of Wayzata by conditional use permit.
6. No person shall construct or maintain or allow to be constructed or maintained anywhere within the City any fence or metal construction which is charged by or connected with an electrical system.
7. No physical damage of any kind shall occur to abutting property.
8. All manmade fences located in front of the rear building line shall consist of materials comparable in grade and quality to the following: decorative masonry, vinyl or composite plastic, wrought iron or wood, provided the surfaces are finished for exterior use; or wood of proven durability is used, such as cedar or redwood.

9. A certificate of survey shall be required for all fences (except hedges and plantings) to be constructed up to or on the property line, unless corner property stakes are located and a survey exists in the property file.

E. Specific Fence Standards. Fences may be allowed in the City of Wayzata subject to the following specific standards:

1. Except as may be provided herein, manmade fences not exceeding six feet in height and consisting of completely solid matter may be permitted at or behind the rear building line as established by the primary structure on the lot.

2. Except as may be provided herein, fences not exceeding ~~482~~ inches in height and consisting of no more than ~~50-75~~ percent solid matter may be permitted in front of the front building line as established by the primary structure on the lot.

3. Except as may be provided herein, manmade fences may be permitted at or behind the front building line and in front of the rear building line as established by the primary structure on the lot, subject to the following standards:

a) Fences not exceeding ~~482~~ inches in height may consist of completely solid matter.

b) Fences over ~~482~~ inches in height, but not exceeding six feet in height, shall consist of no more than ~~50-75~~ percent solid matter for the entire fence.

4. Fences not exceeding six feet in height, for uses other than one and two family dwellings, may be permitted in front of the front building line as established by the primary structure on the lot, when required for screening of adjacent property. In such cases, the required front setback for the fence shall be the same as for the use which it is intended to screen. In no case shall a fence exceeding ~~482~~ inches in height be set back less than ten feet from the roadway in such instances.

5. On corner lots or lots adjacent to railroad rights-of-way, no fence shall be located in a sight visibility triangle unless it is in compliance with the sight clearance requirements for such lots as set forth in the [Section 916.05](#) of this Ordinance.

6. Should the rear lot line of a lot in a residential district be common with the side lot line of an abutting lot, that portion of the rear lot line equal to the required front yard setback of the abutting lot shall be fenced in accordance with the provisions of Section 918.01.E.2.

7. Fences up to ten feet in height may be permitted to enclose tennis courts where allowed or permitted by conditional use.

8. Natural hedges or plantings utilized as fences ~~in the R-1A and R-1 Zoning Districts~~ are allowed with no height restrictions in front, side, and rear yards in all residential zoning districts.

9. There are no height restrictions on natural hedges or plantings utilized as fences located behind the rear building line of the principal structure in any residential zoning district.

F. Fence Standards Allowed by Conditional Use Permit. In accordance with all conditional use permit procedures set forth in [Chapter 904](#) of this Ordinance, special fencing

arrangements may be approved as a conditional use permit by the City. The following fences may be approved by conditional use permit only in accordance with the standards as set forth herein:

1. Fences allowed by conditional use permit are as follows:

a) Fences generally not exceeding a height of eight feet in locations where fences of up to six feet height are permitted, except for within a side or rear of a required lakeshore setback area.

b) Fences consisting of greater than 50 percent solid matter in front of the rear building line up to the front property line and not exceeding a height of eight feet of a height between four and eight feet. In no case shall a fence extend into the public right-of-way or be located nearer than ten' feet from the street or roadway.

c) Barbed wire fences used to enclose an area of five acres or more, or on the top of security fences where essential to the protection of private goods and property or the public health, safety and welfare as deemed appropriate.

2. Standards for evaluating fence conditional use permits are as follows:

a) The fence placement, height or design does not create a safety hazard with regard to, from or on a public street or roadway.

b) The fence placement, height or design does not create a safety problem or negatively affect adjoining properties or use.

c) The provisions of Section 904.02.G of this Ordinance are considered and satisfactorily met.

G. Non-Conforming Fences. It is the intent of this Ordinance to allow the continuation of such non-conforming fences until they are discontinued as provided herein. However, it is not the intent of this Ordinance to encourage the survival of non-conforming fences and such fences are declared to be incompatible with permitted fences within the City. Such fences shall be regulated by the following provisions:

1. No existing fence not permitted by this Ordinance in the district within which it is located, except when required to do so by law or ordinance, shall be enlarged, extended, reconstructed or structurally altered unless such fence is changed to one permitted in that district. Maintenance of a non-conforming fence will be allowed, however, when this includes necessary repairs and incidental alterations which do not expand or intensify the non-conforming fence.

918.02 - General Landscaping and Maintenance.

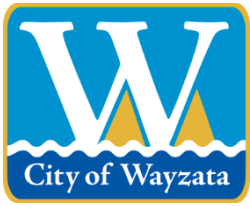
All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, and not devoted to parking areas, drives, sidewalks, patios or other such uses shall be landscaped with grass, shrubs, trees or other ornamental landscape materials within one year following the date of building occupancy. All landscaped areas shall be kept neat, clean and uncluttered, and where a landscape plan required City approval any plant material which is diseased or dies shall be replaced with like kind of the original size. No landscaped

area shall be used for the parking of vehicles or for the storage or display of materials, supplies or merchandise. Fences and/or plantings placed upon utility easements are subject to removal by the City or utility company if required for maintenance or improvement of the utility. Trees on utility easements containing overhead wires shall not exceed 15 feet in height, which it shall be the property owner's responsibility to maintain.

918.03 - Required Fencing, Screening and Landscaping.

A. **Fencing and Screening.** Where any townhouse, ~~quadraminium, manor home,~~ multiple family or non-residential use (i.e., structure, parking or storage) abuts property zoned for residential use, the higher density residential or the non-residential use shall provide screening along the boundary of the residential property. Screening shall also be provided where a non-residential use is across the street from a residential zone, but not on that side of a non-residential use considered to be the front (as determined by the Zoning Administrator). All the fencing and screening specifically required by this Ordinance shall be subject to [Section 916.05](#) and shall consist of either a fence or a green belt planting strip as provided for below.

1. A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide complete visual screening to a minimum height of six feet. Earth mounding or berms may be used but shall not be used to achieve more than three feet of the required screen. The planting plan and type of plantings shall require the approval of the City Council.
2. A required screening fence shall be constructed of masonry, brick, wood or metal. Such fence shall provide a solid screening effect of six feet in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the City Council. Fences in excess of height limitations established in [Section 918.01](#) shall require approval pursuant to procedures noted.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: July 17, 2023	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

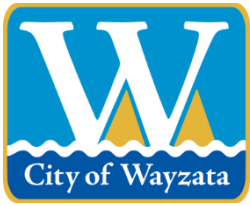
A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



**City of Wayzata
Planning Commission
Agenda Report**

MEETING DATE: July 17, 2023	AGENDA ITEM: 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is on Monday, August 7, 2023. The 2023 City Meeting Calendar and Liaison Schedule are attached.

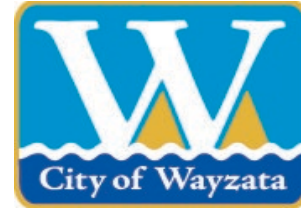
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2023 Wayzata City Calendar
2. 2023 Planning Commission Liaison Schedule

City of Wayzata 2023 Meeting Calendar



January 2023						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2023						
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March 2023						
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April 2023						
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30						

May 2023						
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28	29	30	31			

June 2023						
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July 2023						
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August 2023						
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September 2023						
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October 2023						
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29	30	31				

November 2023						
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December 2023						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

- Energy & Environment 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

 Holiday Observed
City Offices Closed

Revised
9/21/2022

2023 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 10	Peggy Douglas
Tuesday	January 24	Adam Elg
Tuesday	February 7	Laura Merriam
Tuesday	February 21	Bonnie Schwalbe
Tuesday	March 7	Jennifer Severson
Tuesday	March 21	Ken Sorensen
Tuesday	April 4	Larissa Stockton
Tuesday	April 18	Peggy Douglas
Tuesday	May 2	Adam Elg
Tuesday	May 16	Laura Merriam
Tuesday	June 6	Bonnie Schwalbe
Tuesday	June 20	Jennifer Severson
N/A	No meeting July 4th week	
Tuesday	July 18	Ken Sorensen
Tuesday	August 8	Larissa Stockton
Tuesday	August 22	Peggy Douglas
Tuesday	September 5	Adam Elg
Tuesday	September 19	Laura Merriam
Tuesday	October 13	Bonnie Schwalbe
Tuesday	October 17	Jennifer Severson
Tuesday	November 7	Ken Sorensen
Tuesday	November 21	Larissa Stockton
Tuesday	December 5	Peggy Douglas
Tuesday	December 19	Adam Elg