

1 **a) Consider Development Application for Wayzata Country Club at 200 Wayzata**
2 **Blvd W**

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4 Community Development Director Goellner explained the request from the Wayzata Country Club
5 for variances for impervious surface and parking setback. She reviewed the zoning and land use
6 for the surrounding neighborhood and existing conditions. She explained that they are proposing
7 to replace and expand the current parking lot and reviewed the two variance requests. She gave a
8 brief overview of the comments submitted by the Engineering Department and the City Forester.
9 She outlined the neighborhood notification efforts and explained that the City has not received any
10 public comment on this application.

11
12 Chair Stockton asked if the Commission had any questions for Staff.

13
14 Commissioner Severson asked if the 0 foot setback was basically at the property line that currently
15 runs through the middle of the parking lot.

16
17 Community Development Director Goellner stated that was correct and reviewed a rendering that
18 showed the property line delineation between Wayzata and Orono. She noted that the setback is
19 not currently 10 feet and also crosses that line.

20
21 Commissioner Severson stated that it appears that they are only being asked to look at the
22 impervious surface for the Wayzata portion of the project, but asked if staff knew what the
23 impervious surface would be collectively for both Orono's and Wayzata's property.

24
25 Community Development Director Goellner explained that it would actually be a low overall
26 number for impervious surface because of the large size of the parcels.

27
28 Commissioner Severson asked about zoning in the City of Orono.

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30 Community Development Director Goellner stated that she believed it was single family rural
31 residential and guided as park, recreational and open space.

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33 There being no additional questions from the Commission for Staff, Chair Stockton invited the
34 applicant to address the Commission.

35
36 Chris Gerardi, Chief Operating Officer/General Manager, Wayzata Country Club, expressed his
37 appreciation to Community Development Director Goellner and Assistant Planner Quarles for
38 their work and outstanding communication regarding their application. He stated that the repair
39 of the retaining walls and replacement of the parking lots are long overdue. He gave an overview
40 of their plans to expand their parking areas and showed renderings of what they hope the finished
41 product will look like when completed and referenced sidewalks near the tennis courts that they
42 currently do not have. He introduced Chuck Evans with Damon Farber Landscaping who put the
43 plans together. He noted that their plans to do a bit more impervious surface, but he feels that it
44 will add quite a bit of value from a safety standpoint.

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46 Chair Stockton opened the public hearing on the application at 6:50 pm.

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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.

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5 There being no one wishing to comment on the application, Chair Stockton closed the public
6 hearing at 6:51 pm.

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8 Chair Stockton asked for the Commission to share their questions and feedback on the application.

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10 Commissioner Severson stated that she feels this is a pretty easy application to give a 'yes' to and
11 explained that she was taking into consideration the entire property.

12
13 Commissioner Sorensen stated that he agreed with Commissioner Severson and noted that this is
14 a unique situation of having a private country club in an R-1 zoning area that already has a legal
15 non-conforming issue. He stated that he feels the Wayzata Country Club is a very important asset
16 to the City and he believes the proposed improvements are important and necessary.

17
18 There being no further discussion, Chair Stockton asked for a motion on the application.

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20 Commissioner Sorensen made a motion, seconded by Commissioner Severson, to direct staff to
21 prepare a draft Planning Commission Report and Recommendation with appropriate findings
22 reflecting a recommendation of approval for the development application for Wayzata Country
23 Club at 200 Wayzata Boulevard W, for review and adoption at the next Planning Commission
24 meeting. The motion carried unanimously.

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26 **AGENDA ITEM 6. Other Items:**

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28 **a) Review of Development Activities**

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30 **b) Planning Commission Meeting Schedule**

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32 Community Development Director Goellner noted that the next Commission meeting is currently
33 scheduled for February 27, 2023, however, since there is also one scheduled for the following
34 Monday, March 6, 2023. She explained that would propose that the Commission only hold one of
35 those meetings and suggested that the February 27, 2023 meeting be cancelled.

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37 **AGENDA ITEM 7. Adjournment.**

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39 There being no further business on the agenda, Chair Stockton asked for a motion to adjourn.

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41 Commissioner Elg made a motion, seconded by Commissioner Severson to adjourn the Planning
42 Commission meeting. The motion carried unanimously.

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44 The Planning Commission meeting was adjourned at 6:59 p.m.

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46 Respectfully submitted,

- 1 Kayla Atkins Rokosz
- 2 *TimeSaver Off Site Secretarial, Inc.*
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