WAYZATA PLANNING COMMISSION
WORKSHOP SUMMARY
MARCH 6, 2023

AGENDA ITEM 1: Roll Call

Present were Commissioners: Douglas, Elg, Stockton, Sorenen, Schwalbe, and Severson. Community Development Director Goellner and Consulting Planner Zweber were also present.

AGENDA ITEM 2: Definitions and Performance Requirements Update

Community Development Director Goellner provided the background on the purpose of the proposed Zoning Ordinance Text Amendments and that the Zoning Ordinance Task Force has reviewed the proposal and recommended that the Planning Commission consider the proposed amendments. Consulting Planner Zweber reviewed the proposed amendments including food and beverage establishment parking requirements, dwelling unit minimum sizes, service commercial definitions, and building height criteria and exceptions.

Following the presentation, the Planning Commission asked about staff's past experiences with the building height criteria and exceptions and dwelling unit minimum sizes. Staff responded that the building height amendments are to clarify for a consistent implementation including that structural elements that can exceed 35 feet are unoccupied elements, that the average grade plane is calculating the lowest elevations around the building foundation, and new minimums for one-bedroom single family dwelling units, assisted living units, and memory care units.

The Planning Commission is supportive of the change in food and beverage establishments to parking standards based on bar, seating, and kitchen areas but wants the new standards to be similar in total numbers as the current standard. The Planning Commission also expressed concerns about what factors to use for the medical clinic and personal services parking standards.

Director Goellner stated that a public hearing regarding the proposed amendments will be conducted at the April 3, 2023 Planning Commission meeting.

AGENDA ITEM 3: Adjournment

The workshop was adjourned at 6:20 p.m.