



1 **AGENDA ITEM 5. Public Hearing Items:**

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3 **a.) The Retreat – 1221 Wayzata Blvd E**

4 **i. Design Review, Conditional Use Permit Amendment**

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6 City Planning Consultant Mr. Eric Zweber stated the applicant, The Retreat, and property owner,  
7 Community Recovering People, have submitted a development application for the property at 1221  
8 Wayzata Blvd E. The applicant is proposing to demolish a portion of the existing building and  
9 construct a new three-story addition in the same general footprint. The development application  
10 requests approval of the design of the proposed addition and an amendment to the existing  
11 conditional use permit approved by the City Council in 2006 allowing an institutional residential  
12 care facility for up to 80 residents. The applicant's proposal to increase the number of residents  
13 from 80 to 91 requires an amendment to that existing CUP. Mr. Zweber explained that the public  
14 hearing notice that was mailed to all property owners within 350-feet of the subject property  
15 inadvertently omitted the conditional use permit amendment request in the development  
16 application. Therefore, the Planning Commission should open the public hearing at this meeting  
17 but continue it to the February 26<sup>th</sup> meeting to allow City staff to republish the public hearing  
18 notice and include the CUP amendment. The public hearing today would be for the design review.  
19 He stated the applicant is not requesting any design deviations. The building is screened by the  
20 existing heavily wooded area surrounding the building area known as the Big Woods. The  
21 increased use associated with proposed CUP amendment would require a total of 55 parking stalls  
22 on the property, and there are currently 62 stalls on the site. As part of the project there would be  
23 5 trees removed: 1 significant tree but no heritage trees would be removed. There would be no  
24 tree replacement required under the Ordinance but they are nonetheless proposing to plant 10 new  
25 trees as part of the project. The Minnesota Land Trust that oversees the Big Woods has reviewed  
26 the proposal, and has no objections.

27  
28 Chair Buchanan stated the City has an easement that provides public access to the Big Woods, and  
29 he asked how many of the parking stalls are for public parking for the access to the trails.

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31 Mr. Zweber suggested the Applicant address that question.

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33 Applicant Representative, Eric Reiners, Sperides Reiners Architects, Inc, 4200 West Old Shakopee  
34 Road, Bloomington, provided background on The Retreat, and the different phases of renovation  
35 and other projects on the property. He stated they would be staying with the guidelines of usable  
36 space established with the original purchase. He noted that there are 5 parking spaces designated  
37 for public use along Wayzata Blvd.

38  
39 Commissioner Iverson stated the applicant's design has kept with the historical look of the existing  
40 building. She said she appreciated the applicant's willingness to plant 10 additional trees that were  
41 not required under the Ordinance for the project.

42  
43 Commissioner Douglas stated the development proposed in the application is an improvement over  
44 the existing building.

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1 Mr. Reiners noted for the record that The Retreat is not a treatment center, but rather a recovery  
2 retreat, and they did not operate a sober living residence, as noted in the Staff Report. He explained  
3 the structure on the east side of the property is the Center for Family and Spiritual Recovery.  
4

5 Chair Buchanan opened the public hearing at 7:22 p.m.  
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7 There being no one wishing to address the Commission on the application, Chair Buchanan asked  
8 for a motion to continue the public hearing until the next meeting of the Commission as  
9 recommended by Staff.  
10

11 Commissioner Young stated it is in the best interest of the Commission to be expedient with  
12 applications whenever possible. He suggested since the Commission did not have objections to  
13 the project, that the Commission also direct staff to prepare a draft report and recommendation for  
14 approval that the Commission can consider at their next meeting, after the public hearing has been  
15 closed.  
16

17 Commissioner Young made a motion, Seconded by Commissioner Murray, to continue the public  
18 hearing on the application to the February 26<sup>th</sup> Planning Commission meeting and additionally to  
19 direct staff to prepare a draft Planning Commissioner Report and Recommendation with  
20 appropriate findings to recommend approval of the Design of the proposed project and Conditional  
21 Use Permit Amendment for The Retreat located at 1221 Wayzata Blvd E for review and  
22 consideration at the February 26<sup>th</sup> Planning Commission meeting. There was no further discussion  
23 and 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 City Planning Consultant Mr. Zweber stated the February 26<sup>th</sup> Planning Commission agenda is  
31 scheduled to include the continuation of the public hearing on The Retreat, and a public hearing  
32 and consideration for a subdivision application for the Wayzata Blu development to separate the  
33 parking lot on the back of the property as a separate parcel.  
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35 **b.) Next Meeting is February 26, 2018**  
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37 City Planning Consultant Mr. Zweber noted the next meeting of the Planning Commission is  
38 scheduled for February 26, 2018.  
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41 **AGENDA ITEM 7. Adjournment.**  
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43 There being no further business, Chair Buchanan asked for a motion to adjourn.  
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45 Commissioner Douglas made a motion, Seconded by Commissioner Flannigan, to Adjourn the  
46 meeting of the Planning Commission. The motion carried unanimously.

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2 The Planning Commission meeting was adjourned at 7:29 p.m.  
3  
4 Respectfully submitted,  
5  
6 Tina Borg  
7 *TimeSaver Off Site Secretarial, Inc.*