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**WAYZATA CITY COUNCIL  
MEETING MINUTES  
March 1, 2022**

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

Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton stated members of the public may attend the City Council meeting in person, provided they follow all City policies and protocols related to the pandemic. She also 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: Administrative Services Director Yager, Community Development Director Goellner, Director of Public Works/City Engineer Kelly, and City Attorney Schelzel.

**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.**

There were no comments.

**AGENDA ITEM 6. New Business.**

**a. Consider Adoption of Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East**

Ms. Goellner presented the development application requesting a Comprehensive Plan Amendment and a Planned Unit Development Concept Plan review to eventually allow for the construction of an assisted living facility at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace from Anasazi Holdings LLC and Pillar/Senior Lifestyle Living LLC. Ms. Goellner discussed the proposed project, aerial and street views, site history, site plan, renderings, unit sizes, zoning, open space, tree removal and landscape plan, wetlands, future requests and anticipated design deviations, neighborhood meeting, public comments, Planning Commission review and recommendation, conditions of approval, and action requested.

Mayor Mouton asked the Council if anyone had questions for staff.

Ms. Iverson said she could not find the overall height of the building in the zoning analysis. She asked about the height of the back of the building. Ms. Goellner said she did not know off the top of her head, but would look it up.

Mr. Plechash noted there were two different requests, but only one resolution. He asked if it needed to be separated. Mr. Schelzel said both requests were included in the draft resolution; however, if the Council wanted to move ahead with one of the requests, then they might need to be bifurcated. He recommended looking at them as a package. Mr. Plechash said the average unit size was a minimum of 440 square feet. He asked why

1 there was not a request for deviation. Ms. Goellner said that request would be included in  
2 the Planned Unit Development General Plan. Mr. Plechash asked if the unit size would  
3 require a deviation. Mr. Schelzel explained that the project was two phased and this was  
4 the concept plan phase. Other approvals would be needed including this variance at the  
5 next stage.

6 Mr. Buchanan asked about the process for the Comprehensive Plan amendment.  
7 Ms. Goellner said if approved by the City Council, it would go to the Metropolitan Council  
8 for approval. She said staff had a preliminary conversation with the Metropolitan Council  
9 and they thought it would be a pretty quick administrative review process.

10 Mayor Mouton asked if the cost to upgrade the lift station, if needed, was the  
11 responsibility of the developer. Ms. Goellner said that was typically the City's process.  
12 Those requirements would be outlined in the development agreement. Mayor Mouton  
13 asked if staff had heard from the neighbors on Holdridge Terrace. Ms. Goellner said staff  
14 had received one public comment in support from the neighbor directly adjacent to the  
15 property. Mayor Mouton asked if there had been any discussion on fencing or additional  
16 tree coverage. Ms. Goellner said no.

17 Mayor Mouton invited the applicant to speak.

18 K.C. Chermak, Pillar Homes, said they worked extra hard to engage the residents.  
19 He thought a nice buffer would be created by the project. He talked about design, the lift  
20 station, and the size of the rooms.

21 Mayor Mouton asked about the relationship between the owner, developer, etc. Mr.  
22 Chermak said there were two parties. He was handling logistics and next steps if the project  
23 moved forward. And then there was the land owner who operated more of these facilities.

24 Nathan Running, Property Owner of 1405 Holdridge Terrace and 15419 and 15429  
25 Wayzata Blvd E, said he was part of the management company and ownership of the  
26 property. Mr. Chermak was the developer. He provided background information on the  
27 company and talked about the size of the rooms.

28 Mayor Mouton asked about plans for additional modifications to the back of the  
29 building. She thought it looked less residential than the front. Mr. Chermak said it was  
30 simpler in the back because two thirds of the back could not be seen due to the wetlands.  
31 He recommended landscape over architecture to improve the back. Mayor Mouton asked  
32 about the requirements and maintenance of the stormwater pond. Mr. Kelly explained  
33 there were two areas of stormwater management in the site. The first was the pond. They  
34 were also proposing an underground stormwater management system under the parking  
35 lot. Both would be the responsibility of the property owner via a stormwater maintenance  
36 agreement that would be worked out.

37 Ms. Iverson expressed concern over the back of the building that the neighbors  
38 would see and the proximity to the wetlands. She wanted to see more detail on that side  
39 and thought a lighting plan would also help. She recommended larger windows. She  
40 thought it was a great use, but said there were too many unanswered questions. Mayor  
41 Mouton commented that all of the unanswered questions and items would come back to  
42 the Council for final review and approval. Ms. Goellner talked about next steps for the  
43 applicant.

44 Mr. Buchanan said the west facing side faced the green space. He said the rendering  
45 did not show the view directly from Holdridge and thought it would be helpful. Mr.

1 Chermak said the lot had massive trees on it and undergrowth would be added. The lighting  
2 would be soft and he said the back could be improved.

3 Mayor Mouton opened the floor for Council's discussion and comments.

4 Mr. Buchanan complemented the Planning Commission and the staff report. He  
5 thanked Mr. Chermak for the visuals. He liked that they consulted the neighborhood and  
6 respected its wishes. He also liked the green space and the residential feel. He was in  
7 support of the Comprehensive Plan Amendment and the Planned Unit Development  
8 Concept Plan as outline.

9 Ms. MacDonald felt the same. She said it was a good addition to the neighborhood.

10 Mr. Plechash was also supportive. He said it was a good use of the property and  
11 met the City's desire to hit multi-generations.

12 Ms. Iverson said she had already stated her concerns. As a designer, she looked at  
13 the best of the worst. She was supportive and thought it was a good use of the property.  
14 She hoped her concerns would be addressed as the project moved forward.

15 Mayor Mouton agreed that the Planning Commission and staff had done a superb  
16 job. She thought a Comprehensive Plan Amendment was a really big ask and was  
17 premature. She said if the project did not move forward, the amendment was still approved.  
18 She thought the concept plan was good and benefitted the City. She preferred that all sides  
19 of the building be equally beautiful and was interested to see the engineering studies.

20 Ms. MacDonald said the Mayor raised a good point. She asked about the  
21 repercussions of approving the Comprehensive Plan Amendment. Mr. Schelzel said it was  
22 an excellent point. The Council had the option of not approving the Comprehensive Plan  
23 Amendment or could condition the approval of the Amendment on final approval of the  
24 PUD Plan.

25 Mayor Mouton asked about conditional approval. Mr. Schelzel said the  
26 Comprehensive Plan Amendment would be contingent on approval of the Planned Unit  
27 Development Plan which would follow the General Plan. If the project fell apart, it would  
28 not go through. He said the timing with the Metropolitan Council would need to be  
29 considered. Ms. Goellner thought the conditional approval would work.

30 Mr. Buchanan asked what could be built there if it was approved as outlined. Ms.  
31 Goellner said it was a broad use that included uses that were a community benefit.

32 Mr. Plechash thought the conditional approval made a lot of sense. He asked if it  
33 would add any time to the project. Ms. Goellner did not anticipate a timing impact.

34 Ms. Yager noted the draft resolution was dated for the previous meeting and needed  
35 to be updated to March 1, 2022.

36 Mayor Mouton asked for a motion on the draft resolution. Mr. Plechash made a  
37 motion, seconded by Mr. Buchanan, to Adopt Resolution No. 07-2022 Approving PUD  
38 Concept Plan for 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard; to  
39 Grant Conditional Approval of the Comprehensive Plan Amendment contingent on the  
40 approval of the Final PUD Plan; and to Amend the date in the draft resolution to March 1,  
41 2022. The motion carried 5/0.

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43 **AGENDA ITEM 7. Public Forum Continued (if necessary).**

44 There were no comments.

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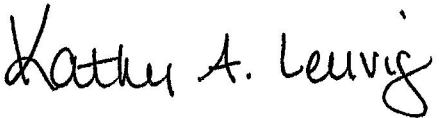
1 **AGENDA ITEM 8. Adjournment.**

2 There being no further business, Mayor Mouton asked for a motion to adjourn. Ms.  
3 MacDonald made a motion, seconded by Ms. Iverson to adjourn. Mayor Mouton  
4 adjourned the meeting at 8:19 p.m.

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6 Respectfully submitted,

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10 Kathy Leervig  
11 City Clerk

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13 Drafted by Sarah Peterson  
14 *TimeSaver Off Site Secretarial, Inc.*