



WAYZATA PLANNING COMMISSION

February 23, 2026

REPORT AND RECOMMENDATION OF DENIAL OF SUBDIVISION AT 190 GLEASON LAKE ROAD AND 121 GLEAHAVEN ROAD

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Application. Lake West Development LLC (the “Applicant”), on behalf of property owner David Heil, has submitted an application for approval of a preliminary plat for a subdivision of the property at 190 Gleason Lake Road and 121 Gleahaven Road, legally described on Attachment A, (together, the “Property”) that would divide two existing single-family lots into four separate single-family lots.

1.2 Approval Request. The following approval is requested in the Application:

Preliminary Plat for subdivision of the Property into four (4) residential lots (“Preliminary Plat” or “Proposed Subdivision”)

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.

190 Gleason Lake Road	05-117-22-13-0014	David Heil
121 Gleahaven Road	05-117-22-13-0032	David Heil

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

Zoning:	R-3 Single and Two Family Residential District
Comp Plan:	Low Density Residential (1 to 3 units per acre)
Overlay Districts:	Shoreland Overlay District
Design District:	N/A

- 1.5 Notice and Public Hearing; Neighborhood Notification. Notice of a public hearing on the Application was published in the *Sun Sailor* on January 29, 2026 and mailed to all property owners located within 500 feet of the Property on January 28, 2026. The public hearing on the Application was held at the February 9, 2026 Planning Commission meeting. Although not required, the Applicant sent a neighborhood notification letter regarding the Application to all property owners within 500 feet of the Property and held a neighborhood meeting on February 2 at City Hall.

Section 2. STANDARDS

2.1 Subdivision / Preliminary Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code (the "Subdivision Ordinance"). In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:
1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
 2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
 3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
 4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
 5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
 7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Proposed Subdivision / Preliminary Plat.

- A. The Planning Commission finds that there would be significant adverse effects of the Proposed Subdivision based upon the following factors found in Section 1003.02.E of the Subdivision Ordinance:
 1. The Proposed Subdivision is not consistent with the Wayzata Comprehensive Plan's goals of:
 - A. Respecting the existing scale, character and pattern of the City, and recognizing existing neighborhoods (Wayzata Physical Plan).

- B. Relating development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities, in this case the slope and topography of the Property (Comprehensive Plan).
1. The Proposed Subdivision would create four narrow lots in place of two existing lots that are smaller than most of the lots in the neighborhood, significantly changing the scale, pattern and character of the neighborhood and leading to homes much closer to each other and the roadways, with two new access points on to Gleahaven Road. One of the lots (Lot 3) of the Proposed Subdivision would also significantly alter the existing elevated area and slope of the Property.
 2. The building pads that would result from the Proposed Subdivision would not minimize filing or grading, but rather require significant grading and filing on proposed Lot 3, which has steep topography.
 3. The creation of four lots on the Property that currently comprises two lots would adversely impact the scale, pattern or character of the surrounding neighborhood by doubling the density of the Property and creating lots that are smaller than most of the surrounding lots.
 4. The size of the lots, the likely building pads, and the site layout within the Proposed Subdivision do not respond well to nor are they reflective of the surrounding lots and neighborhood character, which would support a subdivision with fewer, larger lots, with greater spaces between adjacent homes and driveways.
 5. The lot sizes that would result from the Proposed Subdivision would be dissimilar from most of the larger lots found in the surrounding neighborhood.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Proposed Subdivision requested in the Application.

Adopted by the Wayzata Planning Commission this 23rd day of February 2026.

Attachments:

Attachment A: Legal Description of Property

Attachment A
Legal Description of Property

Lots 1 and 2, Block 1, Glea Haven Addition.